



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
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 Cell: 403-829-3776
 140 - 215, 9 AVENUE SW

Lot #3 LaMontagne Estates

C4149025 Active

LP: \$329,000

W:5 R:2 T:22 S:28 Q:Northeast



Class:	Land	Area:	DOM: 114 Rural Foothills M.D.
Type:		Zone:	
Style:		Community:	None
Year Built:		Postal Code:	T2J 2T9
LINC:	0034996033	Condo Type:	Not a Condo
Legal Plan:	1113232 Blk: 1 Lot: 3	Possession:	01/15/2018 NEG
Land Use Code	REC	Taxes:	\$48/2014
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	Utility Right Of Way	Condo Fee:	

La Montagne Estates, the latest & greatest subdivision that caters to your outdoor active lifestyle! This plot of land is located 5 minutes outside of Calgary and sitting on the edge of the City limits. The subdivision will have underground utilities to the property lines, drilled water wells and paved internal road on each lot. Dog walking area/pathways and pond are being designed and undergoing registration under Environmental Reserve by the developer to protect for the future on the West side of the development. Minimal Architectural Controls registered to protect your investment. Take a drive out there to appreciate the breathtaking mountain views!

Bedrooms:		Baths:	Full: 0
	2Pc	3Pc	4Pc
Bathrooms:		5Pc	6Pc
Ensuite:			
Level	SqMtr	SqFt	
Main:			
Upper:			
AbGd:			
Lowr:			
Total A.G.:			

Basement:	Heating:	Fuel:
Suite:	Fin FP/Rgh-In:	FP Fuel:
Construction:	Lot Shape: Rectangular	
Foundation:	Lot Sq M: 8,094	
Exterior:	Frntg x Depth:	
Roof Type:	Flooring:	
Front Exp:		
Parking:	Garage Dim:	
Features:		
Goods Included:		
Goods Excluded:		
HOA Fee Incl:		

911 Address:	Heating Desc:	Total Acres: 2.00
Road Access: Paved	Power Desc: Paid For	Acres Cleared:
Water Supply: Drilled Well	Phone Desc:	Acres Irrigated:
Water GPM: 1	Sewer/Septic: None	Acres Water Rgt
Depth of Well:	Yr Sewer Cleaned	Acres Leasehold
Water Report Yr:		# Parcels:
Nearest Town: Calgary		LP/Acre: 164,500.00
Directions:		

Listed By: ENGEL & VOLKERS CALGARY

List Date: December 08, 2017



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Rural Foothills M.D.

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New Listing	December 08, 2017	Status		A
Under Contract	February 28, 2018	Status	A	U
Back On Market	March 12, 2018	Status	U	A