



19.17 ACRES RAW LAND IN WINTERGREEN

EXCELLENT BUILDING SITES

\$649,000 MLS#C3489313

- Develop your dream property on almost 20 acres in the Wintergreen community of Bragg Creek.
- Exceptionally peaceful and private, lots of natural sunlight.
- Gorgeous building sites with mountain and foothills views -- must be walked to be fully appreciated.
- Create your own private paradise, only 5 minutes to the services and amenities in Bragg Creek, and a pleasant 30 minute commute to Calgary.
- Road allowance access to the property to be developed by the buyer to MD of Rockyview standards and approvals.



Deborah Clark
REALTOR®

Opening New Doors For You
In The Bragg Creek Area



403-835-3385

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Address: Moose Drive/Wintergreen Road

Total Acreage: 19.170



Legal Plan: 08310059 Legal Block: B Legal Lot/Unit: 19.18 acre UF: RLND
 Community: None Status: A
 Zone: Zone RUR4 MLS#: C3489313
 Nearest Town: Bragg Creek Area: Rural Rockyview County
 Year Built: Linc #: 0014883102
 Style: Type:

Road Access: No Road Access, See Remarks
 Dist To Trans: To Town: 4km To Schl: # Finished Levels:
 Directions: Enter Bragg Creek on Balsam Avenue, cross river bridge, turn right onto Wintergreen Road. Drive all the way to the end of Wintergreen Road till Moose Drive. Property Road Allowance access is at that intersection. Call list realtor for viewing directions.

Property Brochure:

Looking for almost 20 acres of raw land in Wintergreen to develop your dream property? This naturally forested land is exceptionally private and peaceful. Must be walked to be fully understood and appreciated. Gorgeous build sites with mountain and foothills views, lots of natural sunlight, create your own private paradise. Road Allowance access to property needs to be developed by the buyer.

Property Virtual Tour:

1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Dimensions	Lvl	Lvl	Sq. Mtrs	SqFt	AC Clrd:	0.000
Full Baths:	0	0	0	0	0	Living Room:		ML:			AC Cult:	0.000
Ensuite Baths:		0	0	0	0	Dining Room:		UL:			AC Fncd:	0.000
Bdrms Above:	0	Total Bedrooms: 0				Kitchen:		AbGd:			AC Irr:	0.000
Rms Above:	0					Family Room:		LL:			AC Lshd:	0.000
Addit Rms:						Den:		BlGd:			AC Past:	0.000
# Finished F/P:						Master Bedrm:		Total AG:			AC Wtr:	0
# Roughed-In:						Bedrm 2:		Abv Grd Fin SqFt:			Tot AC:	19.170
Fireplace Fuel:						Bedrm 3:		Low Lvl Fin SqFt:				
Fireplace:						Bedrm 4:						
Garage:						Bonus Rm:						
Parking:						Land Use: R1						

Flooring:
 Construction:
 Roof Type:
 Features:

Goods Incl:

Goods Exclud:
 Amenities:

Farm Bldg:

Condo Fee:

HOA Fee:

Other Rooms:
 Foundation:
 Basement:
 Bsmnt Dev:
 Exterior:
 Equip Desc:
 Front Expos:
 Water GPM: Depth of Well:
 Wtr Supply: None
 Heat Paid: None
 Heating Type:
 Heat Fuel:
 Power: None
 Swr/Septic: None
 Site Influences: NTHRU, PRIV, REMKS, TREED, VIEW, VMTN, SCHLS

Conform: Conform Yr: Reg Size: Ownership: PRIV
 Lot Dim Info: 19.18 acres
 Fntg X Depth:

Appointment PH: 403-835-3385 Appointment Name: Deborah Clark Appt: LIST NOSGN APPT
 Seller: Metcalfe, Blazina, McCormack Tax Amt: \$ 1,865
 List Realtor: Deborah Clark - 403-835-3385 Fax: 403-949-4241 Warranty: None
 List Realtor Email: dclark@realestatenearbraggcreek.com List Realtor Web: <http://www.realestatenearbraggcreek.com>
 List Firm: CENTURY 21 BAMBER REALTY LTD. - 403-835-3385 Fax: 403-229-0239 Possession: 15-negotiable
 List Realtor2: List Firm2:
 List Date: 08/19/11 Expiry Date: 11/30/11 Comm: 3.5% of 1st 100K plus 1.5% BOSP SRR:

Private Remarks: Developer granted current land owner permission to tie into the Lyon Mountain Water System, water co-op. Property is tucked away behind Wintergreen Development. No for sale sign. Call list realtor for plot plan, maps, etc.

Pend Date: Sold Date: Sold Price: DOM: 19 days
 Sold Term:
 Sell Firm: Sell Firm 2:
 Sell Realtor: Sell Realtor 2: