



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

252081 Range Road 281
Rural Rocky View County, Alberta

MLS # A2225279



\$3,600,000

Division: NONE

Lot Size: 60.60 Acres

Lot Feat: -

By Town: Conrich

LLD: 14-25-28-W4

Zoning: A-GEN

Water: Well

Sewer: Septic Field, Septic Tank

Utilities: -

Rare opportunity to acquire a strategically located 60-acre development parcel with the Conrich ASP. This property is immediately adjacent to CN Rail with strong potential for direct rail access, making it ideal for those seeking intermodal connectivity, and large-scale distribution or industrial operations. Positioned just northeast of the Calgary Logistics Park, the site benefits from close proximity to major transportation corridors and a well established logistics network. Can be combined with an adjacent 40-acre parcel for a total of 100 acres, enabling the development of a rail-served industrial park.