



**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-serviced industrial park.