



**GRASSROOTS**  
REALTY GROUP

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**1001A Highway 2A  
Carstairs, Alberta**

**MLS # A2231076**



**\$2,499,000**

**Division:** NONE

**Lot Size:** 22.87 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Urban Reserve

**Water:** -

**Sewer:** -

**Utilities:** -

Incredible 22.87-Acre Development Opportunity in Carstairs! This prime parcel is zoned Urban Reserve and is ideal for a mixed-use commercial and residential development. Strategically annexed into the Town of Carstairs, the property is fully serviced with utilities ready on site, streamlining the development process. Boasting high visibility and direct frontage along Highway 2A, this location offers unmatched exposure—perfect for marketing your future business or commercial venture. With Carstairs' growing population and easy access to major transportation routes, this is a rare opportunity to shape a key piece of the town's future. Don't miss your chance to invest in this high-potential property!