



GRASSROOTS
REALTY GROUP

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**Grandarches Drive / Chinook Arch Lane
Rural Rocky View County, Alberta**

MLS # A2231700



\$4,829,000

Division: NONE

Lot Size: 48.29 Acres

Lot Feat: -

By Town: Calgary

LLD: 7-24-3-W5

Zoning: A-SML

Water: None

Sewer: -

Utilities: -

An exceptional & rare development or holding opportunity in central Springbank within the Grandview Park conceptual scheme area. This parcel is located immediately north of Grandview, East of Webber Academy Lands, NW of Swift Creek and West of Windhorse Manor. This 48.29-acre parcel of land presents a prime future development site boasting extensive potential for residential expansion. With its ideal location and existing infrastructure, this offering is perfect for a luxury development opportunity. Within 5-10 minutes to: Bingham Crossing (future Costco), city limits, Aspen Landing & West District, West LRT, Ring Road, Extensive private & public schools. 17 minutes to Alberta Children's Hospital and the Foothills Hospital, 20-25 minutes to downtown, and within 45 mins to the mountains. This site features rolling topography with exquisite mountain views, a multitude of build sites including some ravine lots. Westridge Utilities (Water Line) runs through this parcel along a proposed/ plotted roadway. (Capacity to be determined by purchaser). Currently zoned as Agricultural, this legacy site is a prime opportunity for the savvy investor looking to expand their portfolio or a developer / end user looking to put their fingerprint on one of Canada's most desirable postal codes.