



**GRASSROOTS**  
REALTY GROUP

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**47 Calterra Estates Drive  
Rural Rocky View County, Alberta**

**MLS # A2232748**



**\$899,000**

**Division:** NONE

**Lot Size:** 3.95 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 16-26-1-W5

**Zoning:** R-1

**Water:** Co-operative, Well

**Sewer:** -

**Utilities:** -

A Rare Opportunity to Own a Prime Acreage Parcel. Searching for the perfect canvas to build your dream home or invest in a lucrative property? Look no further! This exceptional 3.95-acre parcel is ideally located just minutes from the vibrant city limits of Calgary and Airdrie. Offering unparalleled convenience, this stunning lot provides the freedom to work with your own builder or undertake a self-build project, allowing you to design a home that fits your exact vision. Situated in one of the most coveted areas, this is one of the last remaining available lots in the region, presenting incredible value and long-term investment potential. The prestigious Calterra Estates neighborhood, known for its collection of multi-million-dollar luxury homes, surrounds this property, elevating the area's desirability and offering an exclusive atmosphere for its residents.

Rendering images are provided to showcase the potential for building a beautiful home nestled in nature. Imagine living in complete tranquility, surrounded by natural beauty, while creating a space uniquely your own. These concept designs help visualize the peaceful lifestyle this property offers. Renderings are for illustrative purposes only. Don't miss the chance to secure this rare gem in a high-demand location, where privacy and proximity to the city are perfectly balanced. This is a prime opportunity to build a high-end custom residence in one of the most sought-after areas in Calgary. Act now before this opportunity passes you by! For more details or to arrange a viewing, call today!