



**GRASSROOTS**  
REALTY GROUP

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**Rge Rd 12**  
**Rural Rocky View County, Alberta**

**MLS # A2233441**



**\$499,000**

**Division:** NONE

**Lot Size:** 11.00 Acres

**Lot Feat:** -

**By Town:** Crossfield

**LLD:** 3-29-1-W5

**Zoning:** R-RUR

**Water:** Well

**Sewer:** -

**Utilities:** -

Private 11-Acre Treed Oasis &ndash; Just Minutes from QE2! Welcome to your dream acreage opportunity! Nestled in a newly established subdivision just one mile off pavement and mere minutes from the QE2, this fully treed 11-acre parcel offers the perfect blend of privacy, natural beauty, and convenience. Whether you're envisioning a charming hobby farm, a custom dream home, or the ultimate shop or outbuilding, this parcel provides endless possibilities. With multiple excellent building sites and a drilled water well already in place. Surrounded by mature trees and set well back from any hustle and bustle, this secluded setting is ideal for those looking to escape urban living without sacrificing accessibility. Enjoy a quick 5-minute drive to Crossfield, or an easy commute to Airdrie and Calgary, making this a rare opportunity to live rurally while staying connected. If you've been waiting for the right piece of land to build your future, this is it&mdash;spacious, private, and perfectly located.