



**GRASSROOTS**  
REALTY GROUP

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**21 Elkstone Way**  
**Rural Rocky View County, Alberta**

**MLS # A2239564**



**\$605,000**

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**Division:** Glendale Meadows

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**Lot Size:** 2.00 Acres

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**Lot Feat:** -

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**By Town:** Calgary

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**LLD:** 8-26-3-W5

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**Zoning:** R-CRD

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**Water:** Co-operative

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**Sewer:** -

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**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Welcome to ELKSTONE ESTATES (Lot #3) in the picturesque Bearspaw area. This is your chance to embrace peaceful country living while staying conveniently close to city amenities. Situated on a quiet cul-de-sac, this 2-acre lot offers a tranquil setting with open spaces, a paved road, and underground services right to the property line (including Power, Gas, and Rocky View Water Co-op). You're free to build your custom home with the builder of your choice. Thoughtfully crafted Architectural Guidelines help maintain the integrity and long-term value of the community. Come check out the property and see for yourself what makes this new Bearspaw development so special. Bonus for builders: 4 lots currently available in this desirable rural location.