



**GRASSROOTS**  
REALTY GROUP

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260235 Range Road 23  
Rural Rocky View County, Alberta

MLS # A2242464



**\$850,000**

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	0 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	7.29 Acres		
Lot Feat:	See Remarks		

Heating:	See Remarks
Floors:	See Remarks
Roof:	See Remarks
Basement:	See Remarks
Exterior:	See Remarks
Foundation:	See Remarks
Features:	See Remarks

Water:	See Remarks
Sewer:	Unknown
Condo Fee:	-
LLD:	-
Zoning:	R-RUR
Utilities:	-

Inclusions: N/A

Judicial Sale (property is being sold "as-is, where-is." with no warranties or representations. Incredible opportunity. Over 7 acres off Range Rd 23/85th Street, just north of 144 Ave NW. This expansive property offers endless possibilities and is located in a prime location just outside the Calgary city limits with easy access to the ring road and other major thoroughfare's. Perfect for investors or anyone dreaming of country living with the conveniences of the big city. An older home sits on the land that could potentially be renovated as well. This is a rare chance to secure a large parcel of land in a highly desirable location.