



**GRASSROOTS**  
REALTY GROUP

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**100 Mount Fable Drive  
Exshaw, Alberta**

**MLS # A2253642**



**\$1,575,000**

**Division:** NONE

**Lot Size:** 1.17 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Res Multi

**Water:** -

**Sewer:** -

**Utilities:** -

Rare Multi-Family Development Opportunity in the Heart of the Rockies! This is a unique chance for developers to acquire a multi-family lot in one of the Rockies' most desirable mountain communities. Currently approved for 7 units&mdash;with the potential for additional density pending approval from the MD of Bighorn&mdash;this property presents incredible development potential. Located just 15 minutes from Canmore and 40 minutes from Cochrane via the scenic Highway 1A, the site offers the perfect balance of peaceful mountain living and convenient access to urban amenities. Surrounded by breathtaking mountain vistas, this location is ideal for outdoor enthusiasts. From skiing, hiking, and mountain biking to fishing and cycling, year-round adventure awaits just beyond your doorstep. Don't miss this exceptional opportunity to build in a truly special setting. Full info package available including lot massing & lot slip details showing detailed the investment potential.