



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**283 A Range  
Rural Rocky View County, Alberta**

**MLS # A2256202**



**\$4,500,000**

**Division:** NONE

**Lot Size:** 92.48 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 4-23-28-W4

**Zoning:** A-GEN

**Water:** Other

**Sewer:** -

**Utilities:** -

Opportunity Knocks At Your Door!! Attention all investors and developers, we are pleased to bring you a 92.48 +/- acre Land parcel with an unbeatable location for near future growth. The recent PRAIRIE ECONOMIC GATEWAY AGREEMENT between the City of Calgary and Rockyview County brings an incredible number of opportunities to this area. This parcel lies right next to the approved plan area. As well, HOTCHKISS, one of Calgary's newest communities, is only a couple of minutes away. A road allowance at the east edge of the property will then make access to 146 Ave even easier\* (subject to Rockyview County approval). This property is a golden opportunity which is right next to city limits and developments at the cost of only \$48659 Per Acre. Call before you miss this chance!! Directions: From Community Hotchkiss go East on 146 AVE Se then turn North on Range Rd 284, Turn East on Township Rd 231, TurnSouth on Range RD 283 A and Property is on the left side.