

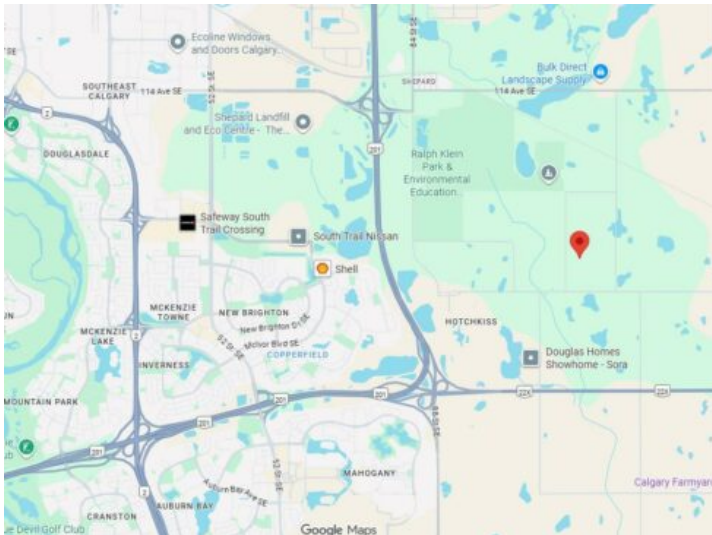


GRASSROOTS
REALTY GROUP

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4 Prairie View Place Rural Rocky View County, Alberta

MLS # A2260580



\$549,000

Division: NONE

Lot Size: 3.63 Acres

Lot Feat: -

By Town: Calgary

LLD: 5-23-28-W4

Zoning: R-RUR

Water: Well

Sewer: -

Utilities: -

**** Welcome to Your FUTURE DREAM HOMESITE **** This Stunning 3.63-ACRE CORNER LOT is perfectly positioned Just Outside Calgary city limits—offering the Best of Both Worlds: PEACEFUL COUNTRY LIVING with the CONVENIENCE OF CITY ACCESS only 10 Minutes Away. Set in a Quiet Cul-De-Sac among Elegant Estate Homes, this Parcel offers PANORAMIC VIEWS of the City Skyline and the Rocky Mountains. A DRILLED WELL is already in place, and POWER, GAS, AND TELEPHONE SERVICES are at the property line—making it READY FOR YOUR CUSTOM BUILD. There’s Abundant Room for an Accessory Building or Shop, giving you Flexibility to Create the Lifestyle you’ve been dreaming of. Whether you envision a Modern Abode or a Serene Retreat, this Lot is Your BEAUTIFUL BLANK CANVAS. With the TRANQUILITY of Rural Life and NEARBY MULTIPLE AMENITIES in Mahogany, McKenzie Towne, and more… You’re Perfectly Connected—Yet Perfectly Tucked Away. **** Excited?? The Wait is Over and The Opportunity is YOURS -- Schedule your Viewing Appointment Today! **** DIRECTIONS: Beginning in SE Calgary on Stoney Trail --> Exit onto Hwy 22X heading East, then Turn Left onto 104 Street SE (heading North), then Turn Right onto 146 Ave SE (heading East), then Turn Left onto Range Road 284A (heading North), then Turn Right onto Prairie View Place. The Land Lot is located on your Immediate Right after turning onto Prairie View Place (at the Corner of Prairie View Place and Range Road 284A).