



GRASSROOTS
REALTY GROUP

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**243211 Paradise Road
Chestermere, Alberta**

MLS # A2267442



\$6,400,000

Division: North Acreages

Lot Size: 9.79 Acres

Lot Feat: -

By Town: -

LLD: 22-24-28-W4

Zoning: Large Lot Rural Residenti

Water: -

Sewer: -

Utilities: -

PRIME 9.79-ACRE DEVELOPMENT OPPORTUNITY. This exceptional parcel in Chestermere's highly desirable North Acreages offers a rare combination of immediate utility and massive future growth potential. Flat, fully fenced, and east-facing with scenic creek views, this site is perfectly positioned just minutes from Highway 1 and Calgary. **FUTURE UPSIDE:** A land-use redesignation is already underway, proposing a 43-lot R-1 single-family subdivision, plus R-3 multi-unit potential on the adjacent parcel. Substantial due diligence is complete and available to the buyer, including Engineering and Transportation Impact Assessments, Biophysical, Geotechnical, and Wetland studies, and Water/Wastewater servicing assessments. **DEVELOP NOW & SKIP THE WAIT:** Under the City's 2023 approved Transitional Rural Residential (TRR) District, you can capitalize on this land today without waiting for city deep services. Utilize the existing high-capacity well and septic system to: • Subdivide into 1-acre parcels (minimum 1-acre lots permitted). • Build a single detached home with a secondary suite or a Bed & Breakfast. • Operational flexibility: Approved for major/minor home businesses, plus discretionary uses like Kennels, Animal Health Services, Child Care Facilities, or Places of Worship. • Servicing: TRR path allow for potable water via cisterns and wastewater via pump-out tanks. **IMMEDIATE INCOME & UTILITY:** The property includes a well-maintained 4-bedroom, 2-bathroom bungalow and outbuildings, allowing for owner use or rental income during the planning phase. Secure your stake in one of Alberta's fastest-growing cities. 24-hour notice required for bungalow; land may be walked with a confirmed appointment. GST may be applicable. With strong housing demand and significant municipal growth, this 9.79-acre site presents a rare, high-ROI opportunity for developers and investors looking to secure a prime piece of Chestermere's future.