



GRASSROOTS
REALTY GROUP

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**8 Prairie View Place
Rural Rocky View County, Alberta**

MLS # A2268264



\$559,800

Division: NONE

Lot Size: 3.63 Acres

Lot Feat: -

By Town: Calgary

LLD: -

Zoning: R-RUR

Water: Well

Sewer: -

Utilities: -

Discover an exceptional 3.63-acre parcel just outside Calgary, offering breathtaking views of the mountains and the city skyline. Situated in a peaceful cul-de-sac among estate homes, this fully fenced property includes a recent WELL TEST, TEMP POWER, GAS, and TELEPHONE LINE to the property line, and a WELL has already been drilled. It also features an option for a versatile accessory building and a shop, making it ideal for building your dream home. The land comes with temporary raw service approved by Rocky View County, adding significant value along with a brand new FENCE, GATE, and house plans for this home, over \$120,000 has been spent! Located only minutes from Stoney Trail and Highway 22X, it provides convenient access to Calgary, Chestermere, Okotoks, Langdon, and other nearby communities. The road is serviced by the MD. The property is close to all essential amenities, including Mahogany, Auburn Bay, McKenzie Towne, and more, offering the perfect balance of rural tranquility and urban connectivity. Don't miss this rare opportunity to create your country sanctuary with easy access to city life! Book your viewing and build your dream home today!