



**GRASSROOTS**  
REALTY GROUP

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**271050 Range Road 285  
Rural Rocky View County, Alberta**

**MLS # A2270928**



**\$799,900**

**Division:** NONE

**Lot Size:** 20.21 Acres

**Lot Feat:** -

**By Town:** Airdrie

**LLD:** -

**Zoning:** A-SML P8.1

**Water:** None

**Sewer:** -

**Utilities:** -

Prime 20+ Acres Of Vacant Residential Land Ideally Positioned Just Five Minutes East Of Airdrie Along Hwy 567—Perfect For Building Your Dream Home, Creating An Estate Property, Or Pursuing Potential Subdivision Opportunities. This Exceptional Location Offers Convenient Access To Yankee Valley Blvd, Highway 2, And Key Commercial Hubs Including The Costco Wholesale Distribution Centre, Cam Clark Ford, UFA, And TransCanada Turbines. Enjoy The Benefits Of Being Only 20 Minutes From Calgary, 20 Minutes From Calgary International Airport, And 10 Minutes From CrossIron Mills In Balzac. The City Of Airdrie Provides A Strong, Youthful, And Skilled Labour Force, Along With A Wide Range Of Restaurants, Services, And Lifestyle Amenities. The Surrounding Area Features Established Executive Acreage Properties And Select Commercial Developments, Making This An Ideal Setting For Both Peaceful Country Living And Strategic Investment. Land-Use Zoning Details Are Attached For Your Review.