



**GRASSROOTS**  
REALTY GROUP

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**275182 Glenmore Trail**  
**Rural Rocky View County, Alberta**

**MLS # A2273211**



**\$599,000**

**Division:** NONE

**Lot Size:** 5.09 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 30-23-27-W4

**Zoning:** R-RUR

**Water:** Well

**Sewer:** -

**Utilities:** -

Stunning 5.06-Acre Parcel for Sale &ndash; Zoned R-RUR (Residential Rural) This beautiful flat acreage offers a rare opportunity to own 5.06 acres of prime land backing onto open pastureland and siding the Western Irrigation District canal. The property features mature tree-lined boundaries, providing privacy and a picturesque setting. Key features: Private water well + canal water access, Ideally situated near the corner of Hwy 791 and Glenmore Trail SE, offering easy access, Level land &ndash; ready for development or a dream home build, Shared Driveway Entrance, water well report and chemical analysis report. Don&rsquo;t miss this exceptional opportunity to invest in a peaceful rural lifestyle with all the advantages of nearby infrastructure.