GRASSROOTS REALTY GROUP

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Corner of Ross Ave and 674 Avenue E Cayley, Alberta

MLS # A2275015

$1,799,900

Division:	NONE
Lot Size:	20.99 Acres
Lot Feat:	Corner Lot, Open Lot
By Town:	Cayley
LLD:	19-17-28-W4
Zoning:	Hamlet Residential
Water:	-
Sewer:	-
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line

Strategically positioned within the booming south Calgary–Okotoks growth corridor, this 20.99-acre parcel offers a rare, "de-risked" opportunity for investors and developers. . Unlike many neighboring parcels, this land comes with a County-approved Area Structure Plan (ASP) already in place, establishing clear land-use intent and significantly reducing the time and cost of the entitlement process .Zoned Hamlet Residential (HR), the property is generally level, fully fenced, and ready for your vision . It is ideally located just west of Highway 2, providing excellent regional connectivity while maintaining a peaceful rural atmosphere away from urban congestion . Key Features & Utilities: Utilities Ready: Electricity and natural gas are already at the lot line . Prime Location: Generally level topography makes for a flexible development footprint . Family-Friendly: Within walking distance to Cayley School (K-8) and a short commute to High River for high school . Versatile Potential: Supports a range of residential, commercial, and agri-commercial uses consistent with County policy . Whether you are looking for a long-term land-banking investment in a supply-constrained market or a site for immediate development, this property is a standout choice in Foothills County . Supporting documentation, including the approved ASP and title, is available upon request . Come and see the potential for yourself!

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