



**GRASSROOTS**  
REALTY GROUP

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**45 Elkstone Way**  
**Rural Rocky View County, Alberta**

**MLS # A2275962**



**\$595,000**

|                   |   |
|-------------------|---|
| <b>Division:</b>  | NONE  |
| <b>Lot Size:</b>  | 2.00 Acres  |
| <b>Lot Feat:</b>  | Rectangular Lot, Treed  |
| <b>By Town:</b>   | Calgary   |
| <b>LLD:</b>       | 8-26-3-W5   |
| <b>Zoning:</b>    | R-CRD   |
| <b>Water:</b>     | Co-operative  |
| <b>Sewer:</b>     | -   |
| <b>Utilities:</b> | Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line |

Discover this newly created 2 acre parcel just 10 minutes west of Calgary, offering the perfect blend of privacy and convenience. Surrounded by mature trees, the lot is ideally suited for a custom single-family home and is serviced by Rocky View Water Co-op. A fantastic opportunity to bring your vision to life! Contact us today to arrange a viewing and start planning your dream home.