



GRASSROOTS
REALTY GROUP

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**NE-6-20-28-W4M -
Aldersyde, Alberta**

MLS # A2279066



\$1,800,000

Division: NONE

Lot Size: 24.82 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: AG

Water: -

Sewer: -

Utilities: -

This 24.82-acre parcel of vacant land is located in Foothills County, within the Hamlet of Aldersyde, and offers excellent exposure to the QEII Highway, one of Alberta's primary north-south transportation corridors. The property is currently zoned Agricultural, with strong long-term potential for future industrial or commercial-oriented uses, subject to municipal approvals. The site is strategically positioned approximately 20 minutes south of Calgary and 7 minutes southeast of Okotoks, providing convenient access to regional markets while remaining outside the immediate urban boundary. Its location within Foothills County supports flexibility for users seeking land with highway visibility and proximity to key population centres. The parcel's size and exposure make it well suited for consideration as a future light manufacturing site, storage facility, logistics hub, or data centre, subject to zoning amendments and development approvals. The property offers relatively flat topography and direct connectivity to major transportation routes, supporting a wide range of potential development concepts. This is an opportunity to acquire high-exposure vacant land in a growth corridor south of Calgary, with long-term strategic value for owner-users, developers, or investors.