



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**10 Acres - Township Road 240A  
Rural Rocky View County, Alberta**

**MLS # A2284735**



**\$998,950**

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**Division:** Springbank

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**Lot Size:** 9.80 Acres

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**Lot Feat:** Cleared, Level, Rectangular Lot

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**By Town:** Calgary

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**LLD:** 5-24-3-W5

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**Zoning:** R-RUR

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**Water:** Well

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**Sewer:** -

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**Utilities:** -

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This is your chance to own a newly subdivided, large acreage on which to build your dream home with mountain views offering scale, flexibility, and long-term value! A rare, nearly 10 acre lot just waiting for your imagination to transform it into a secluded paradise -- with an established rural community feel. With wide frontage, excellent access, and just minutes from the west end of Calgary, this large tract balances privacy with convenience. Zoned R-RUR with a pre-drilled water well ready for your vision on development. Don't wait on this scarce commodity -- call today!