



**GRASSROOTS**  
REALTY GROUP

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**47 Calterra Estates Drive  
Rural Rocky View County, Alberta**

**MLS # A2285970**



**\$899,000**

**Division:** NONE

**Lot Size:** 3.95 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 16-26-1-W5

**Zoning:** R-1

**Water:** Co-operative, Well

**Sewer:** -

**Utilities:** -

A Rare Opportunity to Own a Prime Acreage Parcel Discover the perfect setting to build your dream home or secure a valuable investment property. This exceptional 3.95-acre parcel is ideally situated just minutes from the city limits of Calgary and Airdrie, offering the perfect balance of peaceful country living and urban convenience. This remarkable lot gives you the flexibility to bring your own builder or design and construct your own custom home, allowing you to create a residence tailored entirely to your vision and lifestyle. Located in one of the area's most desirable communities, this is one of the final remaining parcels available — a rare offering with outstanding long-term value. Surrounded by the prestigious Calterra Estates, home to stunning multi-million-dollar luxury residences, this property benefits from an exclusive setting that enhances both its appeal and investment potential. Conceptual renderings are available to help you envision the possibilities of building a beautiful home nestled in nature. Imagine a private sanctuary surrounded by natural beauty, where tranquility meets refined living. (Renderings are for illustrative purposes only.) Opportunities like this are increasingly scarce. Secure your place in one of Calgary's most sought-after acreage communities and build the custom estate you've always envisioned.