

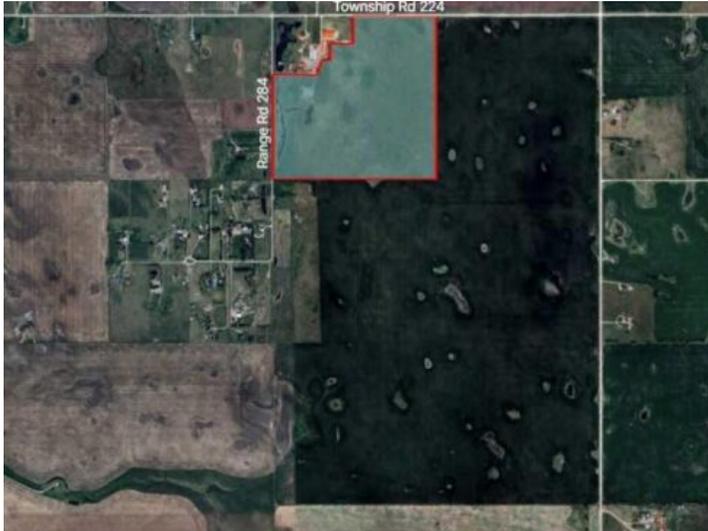


**GRASSROOTS**  
REALTY GROUP

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

**On Township Road 224  
Rural Rocky View County, Alberta**

**MLS # A2289540**



**\$2,300,000**

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**Division:** NONE

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**Lot Size:** 138.33 Acres

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**Lot Feat:** -

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**By Town:** Calgary

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**LLD:** 21-22-28-W4

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**Zoning:** Ag

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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±138.33 acres of vacant agricultural land located in Rocky View County, east of Calgary. Level agricultural-zoned parcel with potential for discretionary rural industrial or commercial uses, subject to Rocky View County approval. The site is well suited for yard-intensive operations, storage, or long-term investment, with established industrial-style uses in the surrounding area supporting flexible land use potential.