



**GRASSROOTS**  
REALTY GROUP

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**25151 Escarpment Ridge View  
Rural Rocky View County, Alberta**

**MLS # A2290482**



**\$1,586,000**

<b>Division:</b>	Escarpment Estates
<b>Lot Size:</b>	2.31 Acres
<b>Lot Feat:</b>	Gentle Sloping, Irregular Lot, Many Trees, Private, See Remarks, Treed
<b>By Town:</b>	Calgary
<b>LLD:</b>	19-24-2-W5
<b>Zoning:</b>	R-CRD
<b>Water:</b>	None, See Remarks
<b>Sewer:</b>	None
<b>Utilities:</b>	-

This is arguably the #1 most coveted area in all of Springbank: Escarpment. This is one of the final remaining opportunities to purchase your custom build site with no building time commitment - and you are free to bring the custom builder of your choice. This spectacular property has it all: Mature Aspen Trees, Mountain Views, Ultimate Privacy, Wind Break from natural topography, and unparalleled access to the City, and to the Mountains. Services are to the property line, along with a driveway approach. This property is 2.31 Acres and has been owned since inception of the development. Escarpment Ridge View is like no other and must be experienced to truly appreciate all that it can offer.