



GRASSROOTS
REALTY GROUP

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23 Grove Lane
Rural Rocky View County, Alberta

MLS # A2300944



\$799,900

Division: Bears paw_Calg

Lot Size: 4.52 Acres

Lot Feat: -

By Town: Calgary

LLD: 10-26-3-W5

Zoning: R-RUR

Water: Well

Sewer: -

Utilities: -

Welcome to The Grove at Bears paw—where privacy, space, and opportunity come together on this truly rare 4-acre treed parcel. Tucked away in a quiet paved cul-de-sac, this fully serviced lot offers the perfect blend of natural seclusion and everyday convenience just minutes from city amenities. Surrounded by mature trees for wind protection and year-round privacy, this property is ready for your vision with no building commitment—bring your own builder and design the estate you’ve always wanted. Underground services are already in place to the property line, including gas, power, telephone, and a drilled well, along with a paved approach for easy access. Thoughtfully designed architectural guidelines ensure long-term value while still allowing flexibility. The desirable R-RUR zoning also opens the door for a substantial accessory building (approx. 2,045+ sq.ft.), ideal for a shop, studio, or carriage house. Enjoy southwest exposure that captures warm natural light, perfect for outdoor living, gardens, and stunning evening sunsets. A rare opportunity to secure a premium homesite in one of Bears paw’s most sought-after communities—experience it for yourself.