



GRASSROOTS
REALTY GROUP

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**84 Willow Creek Heights
Rural Rocky View County, Alberta**

MLS # A2301658



\$695,000

Division: NONE

Lot Size: 2.00 Acres

Lot Feat: Creek/River/Stream/Pond, Cul-De-Sac, Many Trees, Native Plants, Private

By Town: Calgary

LLD: 36-25-3-W5

Zoning: CRES

Water: Co-operative

Sewer: Septic Needed

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Rare opportunity to secure a 2 acre estate lot in one of Bears paw's most established and sought after cul de sacs. Surrounded by 3 to 4 million dollar homes, this is one of the last remaining parcels of its kind, offering the space, privacy, and setting to build a true custom estate just minutes from Calgary. The lot is beautifully treed with a strong mix of open and private areas, giving you flexibility in design and positioning. There is an existing pond that can be incorporated into a landscaped water feature or modified to expand usable yard space. Positioned correctly, a future build on the north side of the lot would capture southwest exposure, mountain views, and all day sun. The property is connected to the Bears paw water co op, providing a reliable and cost effective water solution, which is a major advantage for acreage living. Septic will be required, as is typical for the area. Ideal for buyers looking to build in a proven luxury location without compromise, close to Calgary with access to top rated schools, amenities, and major routes, while still offering the privacy and lifestyle Bears paw is known for. Opportunities like this are limited, especially in established pockets like this. Select images have been enhanced using AI to illustrate potential build and landscaping concepts and are intended for visualization purposes only.