



**GRASSROOTS**  
REALTY GROUP

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**# 2 & # 72 Highways**  
**Rural Rocky View County, Alberta**

**MLS # A1057700**



**\$3,969,000**

**Division:** NONE

**Lot Size:** 87.53 Acres

**Lot Feat:** -

**By Town:** Crossfield

**LLD:** 10-28-29-W4

**Zoning:** A-General

**Water:** -

**Sewer:** -

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

A great parcel of land situated on the SE corner of highways # 2 & # 72 approximately 6 miles north of Airdrie . Zoned as agricultural land at this time , there is potential for possible zoning changes down the road. This property is lined with mature trees on two sides and has road access on three sides . Two of these roads are paved . This land has a very gentle slope facing the highway giving it great exposure for motorists and also revealing a decent view of the mountains from all points of the land . The ideas are endless for this land . There is also a 42 acre parcel immediately to the south also for sale. MLS # A1235902