



GRASSROOTS
REALTY GROUP

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

**88 Acres Range Road 281
Chestermere, Alberta**

MLS # A2101090



\$5,307,600

Division: Chestermere

Lot Size: 88.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: RUR

Water: -

Sewer: -

Utilities: -

88 acres inside Chestermere, Alberta, east of Kinniburgh Estates. Adjacent to CN Rail line; City staff have indicated a desire to have development possibly integrate the rail. City Stormwater Master Plan indicates a City-approved stormwater system in this area, which may provide a very nice water feature for adjoining lands. East Chestermere is in active development with Centron Clearwater Park now well underway and development in East Acreages in planning stages. This may be your opportunity. The future looks bright with De Havilland Canada Aerospace headquarters and others coming to Wheatland County, Chestermere is ideally suited to meet all their needs. Future development potential, with residential subdivision of Kinniburgh located to the west and Chestermere Municipal Development Plan is showing primarily future residential development in this area. No ASP currently but neighboring landowners are considering. Adjacent land is for sale, providing a great opportunity to obtain individual or large land holding for development within the City of Chestermere. Chestermere Health Centre and elementary school in the neighboring Kinniburgh community, Chestermere High School to the east on Highway 671.. GST applies. Access by appointment only.