

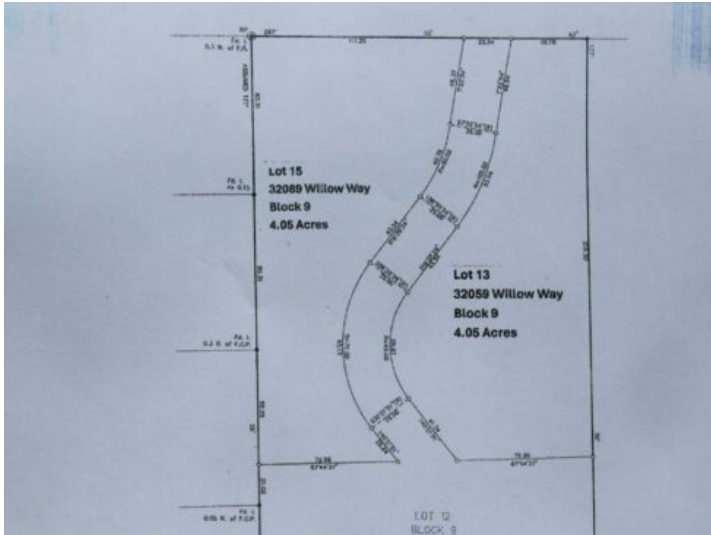


**GRASSROOTS**  
REALTY GROUP

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**32059 Willow Way**  
**Rural Rocky View County, Alberta**

**MLS # A2118649**



**\$535,000**

**Division:** Bears paw\_Calg

**Lot Size:** 4.00 Acres

**Lot Feet:** -

**By Town:** Calgary

**LLD:** 15-26-3-W5

**Zoning:** R-RUR

**Water:** Co-operative

**Sewer:** None

**Utilities:** -

This is a new 4.0 acre lot in the Bears paw Area, just west of Lochend Road. on Willow Way. This property has a nice mix of ponds and grassland. The Rocky View Water Coop capacity unit (paid for by the developer). This land has a private paved approach, gently rolling land, and is south sloping. There is no restrictive covenant, no building commitment, nor Home Owners Association. The other lots in this area are generally 4 acres in size. The lot corners are triple flagged, and the lot lines have single flags on the stakes. This is one of two lots on this subdivision, lot 13 and lot 15. Both have similar terrain and views. The configuration of the lots is quite different one from the other