



**GRASSROOTS**  
REALTY GROUP

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**Twp Rd 245 and RR 32  
Rural Rocky View County, Alberta**

**MLS # A2119407**



**\$11,495,000**

**Division:** Springbank

**Lot Size:** 121.37 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 34-24-3-W5

**Zoning:** A-GEN

**Water:** -

**Sewer:** -

**Utilities:** -

Exceptional 121.37 acre development site with unobstructed mountain views, gently sloping from northeast to southwest with many potential land use options including commercial, institutional, residential and seniors facilities, strategically located one and a half miles west of the City of Calgary on the south side of the Trans-Canada Highway adjacent to Commercial Court and across the highway from Bingham Crossing and the proposed COSTCO, potable water available, sanitary wastewater service has recently become available, shallow utilities are available from local service providers, 20.68 acres with buildings in the NE corner of the quarter available at a price to be negotiated.