



GRASSROOTS
REALTY GROUP

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232 Range Rd 232
Langdon, Alberta

MLS # A2160543



\$14,800,000

Division: NONE

Lot Size: 126.89 Acres

Lot Feat: -

By Town: -

LLD: 14-23-27-W4

Zoning: R-SML & R-MID

Water: -

Sewer: -

Utilities: -

CALLING ALL INVESTORS / DEVELOPERS --- 126.89 (+/-) ACRE PARCEL OF DEVELOPMENT LAND (ZONED: R-SML & R-MID) IN THE SE CORNER OF LANGDON - with approved zoning for single, semi & multi-family homes!! Langdon is a vibrant and growing town 15km East of Calgary and just minutes from the City of Chestermere. This parcel is located in close proximity with the intersection of Glenmore Trail & Highway 797 (also known as Range Road 272 / Centre St in Langdon). In addition to that, it also has easy access to Highway 22x (Glenmore Trail & Highway 22x both provide direct access from Langdon to Calgary). PLEASE NOTE THAT THE DE HAVILLAND FIELD PROJECT (new aircraft manufacturing facility) LOCATED IN CHEADLE, ALBERTA SITS ON A SITE THAT SPANS APPROXIMATELY 1500 ACRES. THIS PROJECT MAY PROVIDE UP TO 1500 JOBS AT FULL OPERATION AND IT IS ONLY LOCATED AROUND 10 MINUTES FROM LANGDON (GIVEN ITS LOCATION AND AMENITIES, LANGDON APPEARS TO BE A SOLID PLACE OF RESIDENCE FOR THESE FUTURE EMPLOYEES)! Langdon is known for its large development lots and quiet living, this combined with the increasing rates of the hybrid work model give people more of an inclination to move to such areas. Langdon is developing rapidly with new schools, several restaurants, gas stations, a mechanic shop, carwash and other commercial amenities. This hamlet has great access to the Provincial Highway network and is actively encouraging new development including recreational facilities, commercial and housing developments. To the north, is the Track Golf Course and to the East and West are expansive agriculture land adding an element of peace to this area. Furthermore, it is around 20 minutes to the South Health Campus for your added safety! This land is perfect for a residential development and is a significant opportunity for investors and developers! SELLER WILL CONSIDER VENDOR TAKE BACK (VTB)!