



**GRASSROOTS**  
REALTY GROUP

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**260182 Bearspaw Road**  
**Rural Rocky View County, Alberta**

**MLS # A2179299**



**\$3,450,000**

**Division:** Bearspaw\_Calg

**Lot Size:** 29.58 Acres

**Lot Feat:** Cleared

**By Town:** Calgary

**LLD:** 1-26-3-W5

**Zoning:** R-RUR

**Water:** Well

**Sewer:** Septic System

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

A rare and wonderful opportunity to purchase highly desirable land just outside of Calgary city limits! Nestled in the luxury community of Bearspaw, this scenic and sprawling property boasts 30 acres of picturesque natural beauty. A perfect blend of serenity and convenience, this property offers wide open spaces and the feeling of getting away from the hustle and bustle of city life, while still being less than 10 minutes from Calgary shops and services. This property is 30-acres and offers unparalleled potential for development. With zoning designated as Rural Residential, the land is perfectly positioned for subdivision into smaller lots, each with a minimum size of 3.95 acres ( 7 Lots). This makes it an ideal investment for those looking to create a boutique residential community, catering to families and individuals who desire the peace of rural living without sacrificing proximity to city amenities.