



**GRASSROOTS**  
REALTY GROUP

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**262098 Range Road 33**  
**Rural Rocky View County, Alberta**

**MLS # A2187773**



**\$648,000**

**Division:** Bearspaw\_Calg

**Lot Size:** 4.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** -

**Zoning:** R-CRD

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

This is a very private treed and Mountain view lot 4 acre lot located in Bearspaw. The property is generally flat. The north half is heavily treed with willows, and the south half is generally open. Great building sites. Range Road 33 is paved right to the gate. The paved approach on the east side of RR 33 has minimal grade change, and leads to the a building site in the trees or to the open area. The Zoning is R-RUR, so some animals on site are permitted. Since most of the land is treed, it will be easy to maintain the open (pasture) area and leave the sheltered treed area for wildlife. Great south exposure. The new title should be in place by the end of June.