



GRASSROOTS
REALTY GROUP

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32 Street E
Rural Foothills County, Alberta

MLS # A2190118



\$2,100,000

Division: NONE

Lot Size: 32.49 Acres

Lot Feat: -

By Town: Heritage Pointe

LLD: 33-21-29-W4

Zoning: A

Water: None

Sewer: -

Utilities: -

Location: Situated in the heart of a fast-growing area, with easy access to South Calgary, shopping centers, recreational facilities, golf courses, schools, and hospitals, making it highly desirable for potential buyers. **Features:** The land offers a good mix of hayland and bush, catering to diverse development possibilities. Its natural features could appeal to developers seeking versatile landscapes for residential or mixed-use projects. **Development Potential:** With its size and layout, there is significant potential for subdivision into seven 4-acre parcels. Full access from both the east and west boundaries enhances the appeal and feasibility of the project. **Approval Process:** The accessibility and layout of the land make it conducive to presenting a compelling case to the Foothills Municipal District for approval, streamlining the development process. Overall, this property presents an excellent opportunity for developers and investors looking to capitalize on the growing demand for residential or mixed-use developments in the area. For further inquiries or to discuss potential investment opportunities, please feel free to reach out. Thank you