



1-833-477-6687  
aloha@grassrootsrealty.ca

## W-5 R-2, T- 26 ,S-9 Q-SE & SW Range Road 24 Road NW MLS # A2190238 Rural Rocky View County, Alberta



# \$8,750,000

**Division:** Bearspaw\_Calg

**Lot Size:** 281.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 9-26-2-W5

**Zoning:** AG-GENERAL

**Water:** None

**Sewer:** -

**Utilities:** -

Sellers would look at vendor financing (VTB). This area is being identified as a future residential growth area between Calgary and Bearspaw. Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor. 281 ACRES of land. It is inside the Bearspaw Area Structure Plan. Located 1/4 mile north of the Calgary city limits near the northwest Calgary community of Rocky Ridge Ranch. Between Rocky Ridge Road and Range Road 23. - This land is extremely well situated to benefit from the continuing expansion around it. With each major announcement, the land becomes more valuable. The MD of Rocky View has set records for development to meet strong real estate demand in the surrounding areas. This property a minute from Calgary.. This property is located within an approved Area Structure Plan in Rocky View County