



**GRASSROOTS**  
REALTY GROUP

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**62 Eaton Terrace**  
**Rural Rocky View County, Alberta**

**MLS # A2192766**



**\$550,000**

**Division:** Cambridge Park

**Lot Size:** 0.20 Acre

**Lot Feat:** Back Yard, Front Yard, Rectangular Lot

**By Town:** Calgary

**LLD:** 29-24-28-W4

**Zoning:** R-MID

**Water:** Public

**Sewer:** -

**Utilities:** -

**\*LARGE FULLY SERVICED LOTS 18 MINUTES FROM DOWNTOWN CALGARY\* LIMITED SUPPLY LEFT. LOT 48 IS A NEARLY 8,600SF WALK-OUT LOT (52FT x 164FT) BACKING ONTO A POND in the sought after estate community of Knightsbridge at Cambridge Park! You may bring a builder of your choosing, build yourself, or arrange with the seller to build a home. If this lot doesn't suit your needs, there are many options available. Most lots are walk-outs and range from 50ft to 65ft wide. Total lot area ranges from around 6,500sf to 13,000sf. These aren't your regular city lots with cookie cutter homes, these lots are made to fit a variety of custom homes with triple or quadruple, front or side drive attached garages, with 50% allowable lot coverage you can build the home of your dreams, the way you want it! Cambridge Park offers large lots accommodating varying sizes and styles of homes, take a drive through the area to see the development potential. This community is five minutes to Calgary, Chestermere, and East Hills, 18 minutes to Downtown Calgary, and provides quick access to Stoney Trail, Highway 1, and McKnight Blvd making it easy to get anywhere in and around the city. Located near shopping centres, public and private schools, Khalsa school's, parks, and many other amenities, while still offering quiet country-living with wide open green spaces, walking paths, and playgrounds. Don't miss out on peaceful living minutes from the city! GST is applicable. Inquire with seller for build options.**