



**GRASSROOTS**  
REALTY GROUP

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12153 Township Road 284  
Rural Rocky View County, Alberta

MLS # A2222854



**\$3,600,000**

Division: NONE

Lot Size: 300.00 Acres

Lot Feat: -

By Town: Crossfield

LLD: 22-28-1-W5

Zoning: AG

Water: Other

Sewer: -

Utilities: -

Just minutes outside the town of Crossfield and only 25 minutes from Calgary International Airport, this 300-acre parcel offers a rare blend of highly productive farmland, mountain views, and long-term investment potential. Located north of Airdrie and just outside of Crossfield's town boundaries, this property sits in one of the most desirable rural regions near Calgary. Nestled in a peaceful setting with breathtaking views of the Rocky Mountains, this land offers the tranquility of country life with the convenience of city proximity. Whether you're heading into Calgary or accessing nearby amenities in Crossfield or Airdrie, everything you need is close at hand.

**Top-Quality Farmland:** This is some of the best agricultural land in the area—ideal for a wide variety of crops. With excellent soil and the potential for irrigation, this property offers serious farming capability and consistent productivity.

**Development Potential:** As Calgary and surrounding communities continue to grow, land in this corridor is becoming increasingly valuable. Whether for agricultural use today or strategic development tomorrow, this property offers flexibility and investment potential. The land is already equipped with two large hay sheds (42' x 202' and 42' x 150') and a cold storage building (57' x 31') with an attached lean-to (57' x 21')—ideal for farm equipment, feed, or future operational needs.

**Important Note:** The current title reflects 320 acres, but a subdivision of approximately 20 acres (home-site) is in progress, resulting in a final parcel of +/- 300 acres. Possibility to buy the subdivided home-site separate or as well. Whether you're an active farmer looking to expand, an investor seeking future development land, or someone looking to secure a versatile property in a rapidly growing area—this is an opportunity you don't want to miss.