

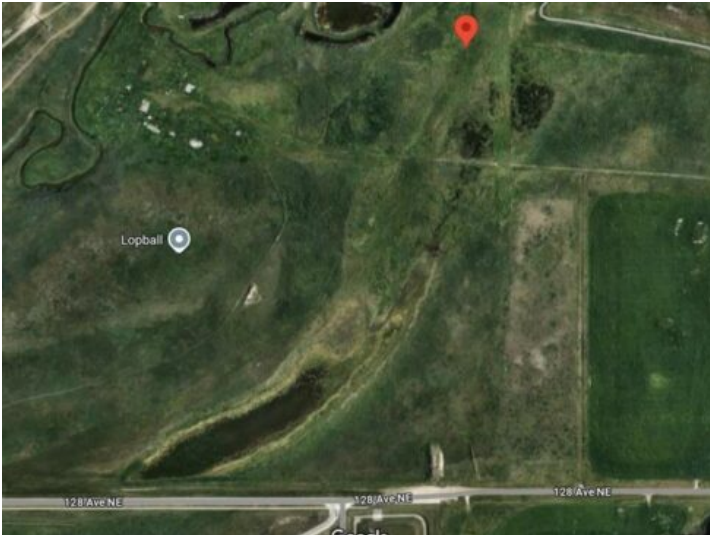


**GRASSROOTS**  
REALTY GROUP

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**13105 24 Street NE**  
**Calgary, Alberta**

**MLS # A2232790**



**\$22,200,000**

**Division:** Stoney 1

**Lot Size:** 148.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** S-FUD

**Water:** -

**Sewer:** -

**Utilities:** -

148 +/- Acre undeveloped site located within city boundaries with residential and commercial opportunities; Development opportunity providing the ability to rezone and subdivide in this rapidly expanding area; Located just off Deerfoot Trail with direct exposure to the Stoney Trail Close proximity to the Calgary International Airport; Amazing opportunity to create a full service residential/commercial development in close proximity to the new Keystone Hills mixed use development and Royop's recent purchase of 122.36 acres designated for medium density residential and retail.