



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Corner of Ross Ave and 674 Avenue E
Cayley, Alberta**

MLS # A2275015



\$1,799,900

Division: NONE

Lot Size: 20.99 Acres

Lot Feat: Corner Lot, Open Lot

By Town: Cayley

LLD: 19-17-28-W4

Zoning: Hamlet Residential

Water: -

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Strategically positioned within the booming south Calgary–Okotoks growth corridor, this 20.99-acre parcel offers a rare, "de-risked" opportunity for investors and developers. . Unlike many neighboring parcels, this land comes with a County-approved Area Structure Plan (ASP) already in place, establishing clear land-use intent and significantly reducing the time and cost of the entitlement process .Zoned Hamlet Residential (HR), the property is generally level, fully fenced, and ready for your vision . It is ideally located just west of Highway 2, providing excellent regional connectivity while maintaining a peaceful rural atmosphere away from urban congestion . Key Features & Utilities: Utilities Ready: Electricity and natural gas are already at the lot line . Prime Location: Generally level topography makes for a flexible development footprint . Family-Friendly: Within walking distance to Cayley School (K-8) and a short commute to High River for high school . Versatile Potential: Supports a range of residential, commercial, and agri-commercial uses consistent with County policy . Whether you are looking for a long-term land-banking investment in a supply-constrained market or a site for immediate development, this property is a standout choice in Foothills County . Supporting documentation, including the approved ASP and title, is available upon request . Come and see the potential for yourself!