



# GRASSROOTS

REALTY GROUP

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12 Canal Estate Boulevard  
Rural Rocky View County, Alberta

MLS # A2278670



## \$599,000

Division: NONE

Lot Size: 3.95 Acres

Lot Feat: -

By Town: Langdon

LLD: 18-23-27-W4

Zoning: R1

Water: Well

Sewer: -

Utilities: Electricity

PERFECT COUNTRY LIVING!! CANAL ESTATES!! 4-ACRE LOTS BACKING ONTO THE CANAL!! NO NEIGHBOURS BEHIND!! NEXT TO STORM POND!! FULLY SERVICED LOTS IN A BRAND NEW SUBDIVISION!! Escape the city without giving up convenience! These stunning 4-acre parcels offer canal views, peaceful surroundings, and the ultimate privacy with no neighbours behind. Ideally situated just 10 minutes to Chestermere, 5 minutes to Langdon's new plaza, and under 15 minutes to Hotchkiss & Calgary's SE! Quick access to HWY 1, Glenmore Trail, and HWY 22X keeps you connected in every direction. Here, you'll find the perfect balance of space, lifestyle, and opportunity — a place where you can build your dream home with room for family, hobbies, and future growth while enjoying the serenity of nature right at your doorstep. Chestermere and Langdon already offer excellent amenities, and Langdon is booming with exciting new additions — McDonald's, Petro-Canada, Sobeys Liquor, Dollarama, Rexall, IGA, and Anytime Fitness - JUST A 5 MINS DRIVE. This is your chance to own a large, fully serviced lot in a subdivision designed for the future — live big, breathe easy, and invest with confidence. LOTS ARE LIMITED — ACT NOW AND START BUILDING YOUR DREAM TODAY!