



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

262076 Range Road 33  
Rural Rocky View County, Alberta

MLS # A2298297



**\$899,999**

**Division:** NONE

**Lot Size:** 4.00 Acres

**Lot Feat:** Cleared, Rectangular Lot

**By Town:** Calgary

**LLD:** 15-26-3-W50

**Zoning:** A-SML

**Water:** Co-operative

**Sewer:** Septic System

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, See Re

Located at 262029 Range Road 33 in Rocky View County, this exceptional 4-acre parcel in Mountain Glen Estates offers the perfect blend of privacy, scenery, and convenience, highlighted by sweeping west-facing Rocky Mountain views and a water co-op connection already in place. Ideally situated in the Bearspaw area northwest of Calgary, the property provides a peaceful rural lifestyle while remaining within easy driving distance to Calgary's northwest amenities and the town of Cochrane, making daily commuting and errands effortless. The setting is well suited for a custom-built estate home with ample space for outbuildings, and the land offers future subdivision potential subject to Rocky View County approval and zoning. Families benefit from access to Rocky View Schools and nearby community services, while enjoying the tranquility and prestige of one of the area's most desirable acreage communities.