



**GRASSROOTS**

REALTY GROUP

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**5 Elkstone Way**  
**Rural Rocky View County, Alberta**

**MLS # A2300889**



**\$545,000**

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**Division:** Glendale Meadows

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**Lot Size:** 2.10 Acres

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**Lot Feat:** -

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**By Town:** Calgary

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**LLD:** 8-26-3-W5

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**Zoning:** R-CRD

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**Water:** Co-operative

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**Sewer:** -

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

Welcome to ELKSTONE ESTATES (Lot #1), located in the desirable Bears paw countryside. Experience the best of rural living with city conveniences just minutes away. This exclusive development features 2-acre lots tucked into a quiet, tree-lined cul-de-sac with paved roads, a finished approach, and underground services to the lot line—including Power, Gas, and Rocky View Water Co-op access. Bring your vision and your preferred builder to create a home that fits your lifestyle. Thoughtful Architectural Guidelines are in place to ensure long-term value and community character. Come explore this exceptional lot and envision your future in Bears paw's newest estate community. Bonus: 4 lots currently available—an ideal opportunity for builders in this sought-after location.