



**GRASSROOTS**

REALTY GROUP

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**Hwy 22X (Spruce Meadows Trail West) & 128 Street W    MLS # A2302069**  
**Rural Foothills County, Alberta**



**\$3,500,000**

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**Division:** NONE

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**Lot Size:** 73.73 Acres

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**Lot Feat:** -

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**By Town:** Calgary

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**LLD:** 22-22-2-W5

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**Zoning:** A- Agricultural

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Excellent opportunity to acquire 73.73 acres with premium frontage along Highway 22X (Spruce Meadows Trail), just minutes from Calgary. This parcel has been farmed by the same family for over 80 years and is currently in hay production, providing interim agricultural income. Featuring approximately 800 metres of highway exposure, the property offers outstanding visibility and access. Ideal for a range of uses including residential, agricultural, equestrian, or future development. Enjoy panoramic mountain views, strong regional connectivity via Stoney Trail, and proximity to Red Deer Lake School and surrounding amenities. Rare opportunity to secure a high-exposure land holding in a rapidly growing corridor.