



GRASSROOTS

REALTY GROUP

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262 Township Road
Rural Rocky View County, Alberta

MLS # A2303393



\$17,600,000

Division: NONE

Lot Size: 156.00 Acres

Lot Feat: -

By Town: Calgary

LLD: -

Zoning: R-1

Water: See Remarks

Sewer: -

Utilities: -

Rare opportunity to acquire approx. 156 acres (2 titles) in Bearspaw, Rocky View County. Redesignated for residential use with conceptual scheme supporting a 55-lot estate subdivision (1–2 acre lots). Potential for density optimization (subject to approvals). Includes ±116-acre main parcel and ±40-acre subdivided parcel. Conceptual servicing via water co-op, private wastewater, and stormwater management. Property currently assessed as farmland with nominal taxes.