

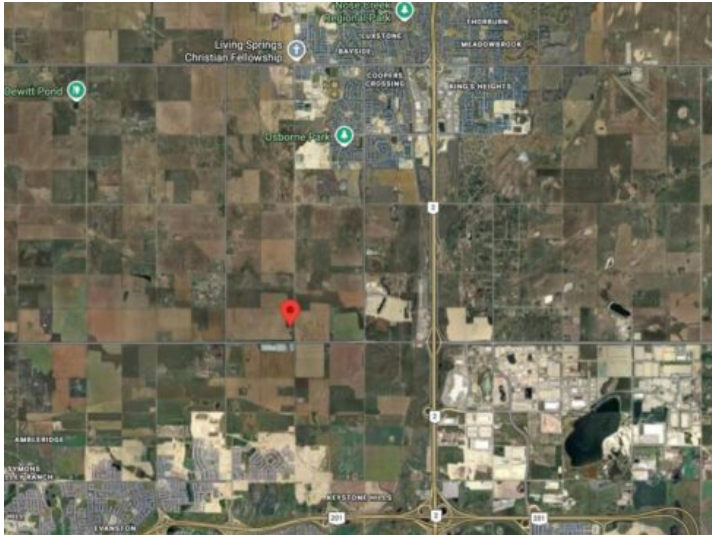


GRASSROOTS
REALTY GROUP

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262063 Range Road 12
Rural Rocky View County, Alberta

MLS # A2304071



\$2,300,000

Division: NONE

Lot Size: 23.00 Acres

Lot Feat: -

By Town: Balzac

LLD: 15-26-1-W5

Zoning: A-GEN

Water: Well

Sewer: -

Utilities: -

23.00-acre parcel of vacant future development land located at 262063 Range Road 12 in Rocky View County, within the Balzac West Area Structure Plan. Ideally positioned between Airdrie and Calgary, this property offers a balance of country quiet and city convenience with strong long-term upside. Currently zoned A-GEN (Agricultural & General), the area is experiencing ongoing development activity and planning initiatives that are accelerating the potential transition toward residential use. An older home and outbuilding remain on site in dilapidated condition. All land and buildings are sold "As-Is, Where-Is". Just minutes from CrossIron Mills, Balzac, and nearby amenities, with quick access to both Airdrie and Calgary city limits, this is a well-located opportunity in a rapidly evolving corridor.