



**GRASSROOTS**

REALTY GROUP

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21 Elkstone Way  
Rural Rocky View County, Alberta

MLS # A2306723



**\$580,000**

**Division:** Glendale Meadows

**Lot Size:** 2.00 Acres

**Lot Feat:** -

**By Town:** Calgary

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

**Zoning:** R-CRD

**Water:** Co-operative

**Sewer:** -

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

Welcome to ELKSTONE ESTATES (Lot #3) in the picturesque Bearspaw area. This is your chance to embrace peaceful country living while staying conveniently close to city amenities. Situated on a quiet cul-de-sac, this 2-acre lot offers a tranquil setting with open spaces, a paved road, and underground services right to the property line (including Power, Gas, and Rocky View Water Co-op). You're free to build your custom home with the builder of your choice. Thoughtfully crafted Architectural Guidelines help maintain the integrity and long-term value of the community. Come check out the property and see for yourself what makes this new Bearspaw development so special. Bonus for builders: 4 lots currently available in this desirable rural location.