



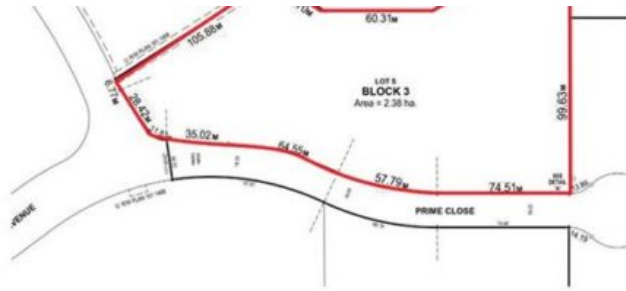
GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

292180 Prime Avenue
Rural Rocky View County, Alberta

MLS # A2308053

\$4,410,000



Details

Size	5.88 acres
Legal	4;29;26;10;NW
Zoning	DC - 99 (Cell C)

Property Highlights

- Rare Balzac opportunity
- No building commitment or developer guidelines
- Services to the property line
- Low property tax and no business tax

Division:	NONE
Lot Size:	5.88 Acres
Lot Feat:	-
By Town:	Balzac
LLD:	10-26-29-W4
Zoning:	DC-99
Water:	See Remarks
Sewer:	-
Utilities:	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, See Remarks

Size: 5.88 acres; Legal: 4;29;26;10;NW; Zoning: DC - 99 (Cell C); Site Condition: Rough Grade; Asking Price:\$750,000 per acre; Available: Immediately; Property Highlights: Rare Balzac opportunity with No building commitment or developer guidelines and Services to the property line. Low property tax and no business tax; Highway 566 fully upgraded and expanded; Immediate access to major northeast roadways and Calgary International Airport. Major Roads and Destinations include Deerfoot Trail (QE 2) 4 min. / 2.2 km; Stoney Trail (Ring Road) 6 min. / 4.5 km; Tran-Canada Highway 16 min. / 20.3 km; CrossIron Mills 3 min. / 1.5 km; Downtown Calgary 20 min. / 25.5 km; Calgary Int. Airport 12 min. / 13.5 km