



# GRASSROOTS

REALTY GROUP

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**Lot 4, 235112 Range Road 275A  
Rural Rocky View County, Alberta**

**MLS # A2313199**



## \$549,000

**Division:** NONE

**Lot Size:** 2.00 Acres

**Lot Feat:** -

**By Town:** Langdon

**LLD:** 21-23-27-W4

**Zoning:** A-SML p8.1,R-CRD,R-RUR

**Water:** Well

**Sewer:** -

**Utilities:** -

**2 ACRE LOT!! BUILD YOUR DREAM HOME!! COUNTRY LIVING WITH CITY CONVENIENCE!!** Rare opportunity to own a beautiful 2 acre parcel in Rural Rocky View County, ideally located just minutes from Chestermere, Langdon, and Calgary! Enjoy the perfect balance of peaceful country living while still being close to everyday amenities including grocery stores, restaurants, cafes, parks, and medical services. Easy access to major routes makes commuting simple while still giving you the privacy and space you've been looking for. Whether you are planning your dream home, custom estate, or future investment, this property offers endless potential in a fast-growing area. A fantastic opportunity to secure acreage living with convenient access to city amenities and services!