



# GRASSROOTS

REALTY GROUP

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242069 Vale View Road  
Rural Rocky View County, Alberta

MLS # A2313587



## \$3,300,000

**Division:** NONE

**Lot Size:** 151.12 Acres

**Lot Feat:** Cleared, No Neighbours Behind, Pasture, Views

**By Town:** Langdon

**LLD:** 16-24-27-W4

**Zoning:** A-GEN

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Utilities:** Electricity, Natural Gas, Water

Exceptional opportunity to own 151.21 acres of future development land ideally positioned along the north side of Highway 1 between Chestermere and Wheatland County in Rocky View County. This strategically located property offers incredible long-term potential with exposure to one of Alberta's major transportation corridors and growing industrial/commercial expansion east of Calgary. The land is situated between Highway 1 and the CNR rail line with access from Vale View Road, making it well positioned for future investment or holding purposes. Currently utilized as agricultural land with a mix of cultivated acreage and grazing areas, the property features predominantly Class 2 soil. Existing nearby development includes industrial and business park projects, with continued growth and optimism in the corridor following the De Havilland Canada manufacturing plant groundbreaking and CGC in neighbouring Wheatland County. The property includes a two-storey residence with approximately 2,431 sq. ft. of developed space, a double detached garage, and a steel Quonset currently renting for \$2800 per month. Additional revenue sources include agricultural and utility lease income. Crop lease is \$6300 per year, AltaLink \$3095.40 and Ember \$1912.00 per year with a total of \$44,907.40 income per year. Services are available to the property, and the site offers convenient access to Calgary, Chestermere, Strathmore, and major regional transportation routes. Whether you are an investor, developer, or land banker seeking future upside in one of Rocky View County's emerging growth corridors, this property presents a rare opportunity to secure a substantial land holding with both present agricultural utility and future development potential.