



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Hwy 1 & RR 35
Rural Rocky View County, Alberta

MLS # A2317847



\$7,499,900

Division: NONE

Lot Size: 149.47 Acres

Lot Feat: -

By Town: Calgary

LLD: 32-24-3-W5

Zoning: A-GEN

Water: Well

Sewer: -

Utilities: -

149.47 Acres! Rare opportunity to own one of the last remaining unbroken 1/4 sections on the Trans-Canada Hwy closest to Calgary! Surrounded by many large mixed-use commercial developments including a new 300 acre commercial development by Durum Capital & Bearspaw First Nations, Bingham Crossing mixed use development (Costco, retail, and mixed-use), Calaway Park, & more! Take advantage of a recently completed high-speed overpass system to feed this location. One of the highest optics locations available in the entire province with over 1.14 MILLION monthly traffic count passing by this exact location (2025 Government of AB). Located just opposite the Springbank Airport as well as the fast-growing community of Harmony. This location and the heavy development investment and activity offer undeniable proof of concept that this location is the next development frontier on Calgary's West side. Significant current and future value presented in this rare parcel of land!