



**GRASSROOTS**

REALTY GROUP

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262131 Range Road 14  
Rural Rocky View County, Alberta

MLS # A2318261



**\$5,000,000**

Division: NONE

Lot Size: 122.00 Acres

Lot Feat: -

By Town: Calgary

LLD: 17-26-1-W5

Zoning: AG

Water: Well

Sewer: -

Utilities: -

Fantastic future development parcel in the future residential growth area for Calgary just one mile North of Highway 566. Possible annexation potential. Note in the Growth Corridor document this parcel being Section 17 in the highlighted green section. The North Calgary/Airdrie Regional Health Centre is in the current planning and design phase that should be within a ten minute commute to this parcel. This parcel is being sold as strictly "land value". A current Real Property Report (Survey Plan) has been ordered and will be provided as a term of closing. A Purchaser must accept a TERM OF SALE that the Seller is allowed to lease back the property for a period of time such that he has time to remove all chattels. The property is being sold on an "as-is, where-is" basis.