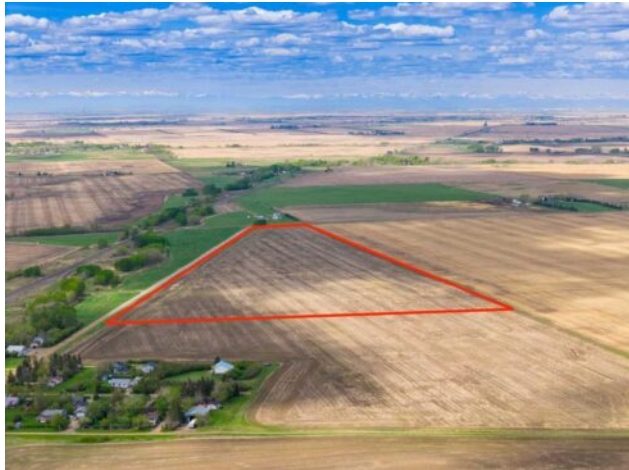




NW; 14; 22; 27; W4M
Rural Rocky View County, Alberta

MLS # A2319557



\$714,900

Division:	NONE		
Cur. Use:	Agricultural, Row Crops		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	43.84 Acres		
Lot Feat:	Corner Lot		

Heating:	-	Water:	None
Floors:	-	Sewer:	None
Roof:	-	Near Town:	Dalemead
Basement:	-	LLD:	14-22-27-W4
Exterior:	-	Zoning:	A-GEN
Foundation:	-	Utilities:	None
Features:	-		

Major Use: Land Only

43.84 ACRES OF HIGH-POTENTIAL FARMLAND JUST NEXT TO DALEMEAD — offering an exceptional combination of PRODUCTIVE AGRICULTURAL LAND, LONG-TERM INVESTMENT APPEAL + SEAMLESS ACCESS TO THE CITY. Whether you're looking to EXPAND YOUR FARMING OPERATION, secure a LAND-BANKING OPPORTUNITY, build a FUTURE COUNTRY ESTATE, or add a tangible hard asset to your portfolio, this remarkable parcel delivers the SPACE, FLEXIBILITY + FUTURE UPSIDE that today's buyers are searching for. Just 8 MINUTES TO LANGDON + ONLY 15 MINUTES TO CALGARY'S STONEY TRAIL — enjoy the perfect balance of RURAL FREEDOM + URBAN CONVENIENCE. This highly accessible location places you within easy reach of Langdon, Calgary, Chestermere, schools, shopping, dining, recreation, golf courses + major transportation corridors while offering the privacy, open landscapes + endless possibilities that only a large acreage can provide. W/direct municipal road access + excellent regional connectivity, this is the ideal setting for those looking to invest in land without sacrificing accessibility. Currently LEASED FOR CROP CULTIVATION, the property offers productive agricultural use today while preserving tremendous flexibility for the future. Continue farming, expand your land holdings, establish a future homesite, or simply hold as a long-term investment as growth continues to move east of Calgary. Surrounded by productive farmland + ongoing development throughout the region, this is the type of property that delivers both IMMEDIATE VALUE + LONG-TERM POTENTIAL. Adding even greater appeal is the POTENTIAL TO SUBDIVIDE — Subject to Municipal approval — creating exciting possibilities for investors, landowners + forward-thinking buyers looking to unlock

additional value over time. Large parcels in locations this accessible are becoming increasingly difficult to find, especially those offering the unique combination of CURRENT AGRICULTURAL USE, FUTURE DEVELOPMENT POTENTIAL + PROXIMITY TO CALGARY. FARM IT. HOLD IT. INVEST IN IT. BUILD YOUR VISION ON IT. — AN INCREDIBLE OPPORTUNITY TO SECURE NEARLY 44 ACRES IN A PRIME ROCKY VIEW COUNTY LOCATION just minutes from Langdon, 15 minutes from Stoney Trail + next to the growing community of Dalemead.