



**GRASSROOTS**  
REALTY GROUP

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**30077 RR14 NW**  
**Carstairs, Alberta**

**MLS # A2326309**



**\$4,999,900**

**Division:** NONE

**Lot Size:** 151.70 Acres

**Lot Feat:** Irregular Lot, See Remarks, Views

**By Town:** Carstairs

**LLD:** 4-30-1-W5

**Zoning:** UR

**Water:** Well

**Sewer:** -

**Utilities:** See Remarks

INVESTOR & DEVELOPER ALERT!!! PRISTINE OPPORTUNITY TO PURCHASE LAND LOCATED IN THE POPULAR TOWN OF CARSTAIRS. BORDERING CURRENT DEVELOPED SUBDIVISIONS, THIS IS THE NEXT ONE TO BE DEVELOPED. ONLY 35 MINUTE DRIVE TO CALGARY THIS IS THE NEAR FUTURE DEVELOPMENT. IT OFFERS SMALL TOWN LIVING WITH CLOSE PROXIMITY TO A LARGE CITY OF CALGARY. THIS IS ONE OF THE MOST DESIRABLE AREAS TO LIVE IN WITH LOTS OF POTENTIAL. THE SITE HAS RESIDENTIAL AND COMMERCIAL PLANNING WHICH CAN BE PLANNED FOR THE FUTURE. THERE ARE SHADOW PLANS AVAILABLE OR THE PURCHASER MAY PLAN IT AS THEY DESIRE & DREAM. OVER 700M OF FRONTAGE ON TO SECONDARY HWY 580 AND MINTUTES TO HIGHWAY QE2. GET THE BEST OF BOTH WORLDS. YOU MAY DEVELOPIT ALL AT ONCE OR DEVELOP IN STAGES. CALL FOR FURTHER INFORMATION. PRICED TO SELL!!!!