



GRASSROOTS
REALTY GROUP

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SOUTH ROAD, NORTH RAILROAD 1/4
Rural Rocky View County, Alberta

MLS # A2331229



\$699,000

Division: NONE

Lot Size: 14.78 Acres

Lot Feat: -

By Town: Dalemead

LLD: -

Zoning: A-GEN

Water: None

Sewer: -

Utilities: -

An exceptional development opportunity in the Hamlet of Dalemead, offering 14.78 acres and a professionally prepared concept for a thoughtfully designed RV resort. The conceptual plan illustrates how this unique parcel could be transformed into a destination-style recreational community featuring numerous generously sized RV sites, internal roadways, attractive perimeter landscaping, a community centre and recreation area, plus a complementary collection of detached residential lots. There are two major golf courses (Serenity) within a couple of miles, and the bow river is close for fishing. The property's long configuration, direct frontage along Railway Avenue and natural separation created by the irrigation canal lend themselves remarkably well to the proposed layout. The RV sites have been envisioned with individual parking pads, landscaped outdoor areas, fire pits and room to create comfortable private retreats, while the overall design incorporates attractive green space and a welcoming Dalemead entrance. Located just south of Highway 22X with convenient access to Calgary, Langdon, Chestermere and the surrounding region, this is an increasingly rare opportunity to acquire a substantial landholding with a compelling recreational-development vision already brought to life through professional planning and design. Whether pursued as an RV resort, recreational community, land investment or alternative development opportunity, this property offers the scale, accessibility and concept potential to create something truly distinctive.