



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

270020 HIGHWAY 564 NE
Rural Rocky View County, Alberta

MLS # A2338625



\$1,200,000

Division: NONE

Lot Size: 80.00 Acres

Lot Feat: Backs on to Park/Green Space, Corner Lot, Pasture, Rolling Slope

By Town: Delacour

LLD: 25-25-27-W4

Zoning: AG

Water: Well

Sewer: None

Utilities: Electricity, Natural Gas, Electricity Paid For, See Remarks

INVESTORS DREAM. 80.03 ACRES-VACANT LAND-ELECTRICITY-WATER-GAS ON SITE! Build your new home, ranch, farm, and business on this large 80 Acre Parcel. Country Hills Blvd East. Located only 15 minutes east of Stony Trail and only 25 minutes from YYC Airport. Flat and rolling land backing onto a water irrigation district reserve. Corner lot with highway frontage and additional range road side access. New paid-for Fortis Commercial 300 amp/3 phase/57KW Electrical Service, Drilled Water Well, and Natural Gas Line on the Property! New Land Survey available. Current agricultural land use allows for farming, ranching, and other agricultural business development possibilities. This property is greater than 80 acres which permits Two Single Detached Dwellings along with Two other Non Detached Dwellings. Property borders water irrigation district to the north. New property with three street addresses: 254015 RR270, 270020 TWP 254, and 270020 Highway 564, Rocky View County. Contact, View and Purchase Today.