



GRASSROOTS
REALTY GROUP

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18010 37 Street SW
Calgary, Alberta

MLS # A2342199



\$34,995,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	1,841 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	196.03 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Lawn, Many Trees, No Back Lane, No Neighbo		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Calgary
Basement:	Full	LLD:	19-22-1-W5
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Major Use:	Hay, Wheat		

WELCOME to an ONCE-IN-A-GENERATION LAND DEVELOPMENT OPPORTUNITY in one of SOUTH CALGARY'S most strategic growth corridors!!! 355 ± ACRES + 2 MUNICIPALITIES + 2 LAND-USE DESIGNATIONS + 2 WALKOUT BUNGALOWS (3,384 DEVELOPED SQ FT + 3,120 DEVELOPED SQ FT) + MOUNTAIN AND CITY VIEWS = ENDLESS POSSIBILITIES!!! Offering the potential to assemble up to 355 ± ACRES, this is the SCALE, LOCATION + VISION developers have been waiting for!!! The primary 196 ± ACRE holding combines 78 ± ACRES of COMMERCIAL LAND within the CITY OF CALGARY + 118 ± ACRES of AGRICULTURAL LAND + 159 ± ACRES of AGRICULTURAL LAND on the adjacent property—and an EXCEPTIONALLY RARE opportunity to secure a landholding of remarkable size!!! LOCATION IS EVERYTHING—and this one delivers!!! Positioned DIRECTLY OFF HIGHWAY 22X + beside the internationally renowned SPRUCE MEADOWS, the land offers outstanding visibility, convenient access + incredible long-term potential. Future City growth is proposed directly north across Highway 22X as part of Calgary's continued residential expansion, strategically positioning this property to benefit from the city's ongoing southern growth. LOCATION, SCALE + OPPORTUNITY COME TOGETHER HERE!!! The possibilities are as impressive as the land itself. Its prominent setting + diverse land-use designations create exciting potential for LAND DEVELOPMENT, COMMERCIAL OR MIXED-USE PROJECTS, RECREATIONAL FACILITIES, GOLF-RELATED DEVELOPMENT, AUTOMOTIVE GROUPS, CHURCHES, SPECIALTY SCHOOLS, HOTELS, EVENT DESTINATIONS + other large-scale institutional or commercial ventures, subject to municipal

approvals, land-use redesignation + servicing requirements. The property currently has TWO EXISTING DWELLINGS, a DETACHED GARAGE, 2 SHOPS + MULTIPLE OUTBUILDINGS, including a BUNKHOUSE. Each residence is situated within a DIFFERENT MUNICIPALITY and governed by its respective LAND-USE ZONING—a truly unique configuration offering flexibility for occupancy, operations, investment or future redevelopment. The lands are further supported by TWO PRODUCING WELLS + TWO ADDITIONAL UNTESTED WELLS. Properties of this magnitude are ALMOST IMPOSSIBLE TO REPLICATE—particularly in a location combining CITY OF CALGARY COMMERCIAL LAND, AGRICULTURAL LAND, TWO MUNICIPALITIES, MULTIPLE LAND-USE DESIGNATIONS, DIRECT HIGHWAY EXPOSURE, proximity to SPRUCE MEADOWS + the ability to acquire substantial adjoining acreage. See Supplements for additional information & Conceptual Renderings. THIS IS MORE THAN LAND—it is a chance to CREATE A LEGACY, establish a LANDMARK DEVELOPMENT + secure a position in the future of SOUTH CALGARY!!! UP TO 355 ± ACRES. ONE IRREPLACEABLE LOCATION. ENDLESS POTENTIAL!!!