

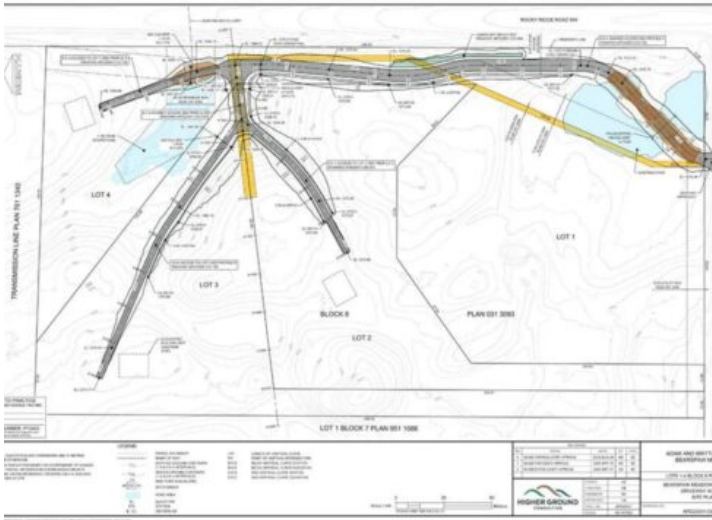


GRASSROOTS
REALTY GROUP

587-777-7276
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24012 Aspen Drive
Rural Rocky View County, Alberta

MLS # A2349691



\$800,000

Division: NONE

Lot Size: 3.95 Acres

Lot Feat: -

By Town: Calgary

LLD: 29-25-2-W5

Zoning: RUR

Water: Co-operative

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

LOT 3 is the lot that is being offered for sale and is the BEST LOT in the area. Take advantage of one the very few 4 acre lots available in Bearspaw, just steps from the City Limits. This private lot is FULLY SERVICED with water, electricity and gas to the lot line. It's fully treed, incredibly private and is BEAUTIFUL. Easy access to everything. Shopping, YMCA, everything you'd need. No architectural controls in place. Build what you want, when you want. Don't wait too long, this opportunity will not last. The main road in is paved and is under a shared access agreement with the other 2 lots in the area. Call your favourite Realtor with any question!