



GRASSROOTS
REALTY GROUP

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TWP RD 260
Rural Rocky View County, Alberta

MLS # A2350659



\$599,900

Division: Prairie Royal Estate

Lot Size: 4.72 Acres

Lot Feat: -

By Town: Calgary

LLD: 33-25-28-W4

Zoning: R-RUR

Water: Well

Sewer: -

Utilities: -

Rare opportunity to own 4.72 acres with the freedom to build on your timeline! Whether you're ready to create your dream acreage home, want room for the family to spread out, need space for hobbies and outdoor living, or simply want to secure a piece of land with incredible lifestyle potential, this property delivers. The mature spruce-lined perimeter creates a natural sense of privacy and gives the property an established, peaceful feel. A well is already in place, adding significant value and convenience for future plans. Enjoy the best of both worlds: the space, privacy and freedom of acreage living without giving up everyday convenience. Just 20 minutes to downtown Calgary and approximately 5 minutes to CrossIron Mills, Costco, restaurants, services and shopping. No building commitment means no pressure and no rush—buy now and build when the time is right. Bring your vision and create something truly your own. 4.72 acres. Mature trees. Well. Privacy. Flexibility. Unbeatable convenience. Your acreage lifestyle starts here. Please do not access property without an appointment.