



**GRASSROOTS**  
REALTY GROUP

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**Township Road 262 Range Road 283  
Rural Rocky View County, Alberta**

**MLS # A2170858**



**\$4,900,000**

**Division:** NONE

**Lot Size:** 139.50 Acres

**Lot Feat:** -

**By Town:** Balzac

**LLD:** 15-26-28-W4

**Zoning:** A-GEN

**Water:** -

**Sewer:** -

**Utilities:** -

The subject site is located east of Balzac, Rocky View County, AB, in an area that has seen significant growth and development in recent years. About a 20 minute drive from Airdrie, AB and 18 minutes from Calgary, AB. Close proximity to some major commercial developments, including CrossIron Mills shopping centre, various industrial and logistics parks and retail developments, offering future potential for various types of developments if the parcel is rezoned. Quick and easy access to CrossIron Drive, Dwight McClellan/Metis Trail, Stoney Trail (Calgary ring road) and QE 2, as well as the Calgary International Airport.