



**GRASSROOTS**  
REALTY GROUP

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262035 Range Road 282  
Rural Rocky View County, Alberta

MLS # A2171366



**\$5,460,000**

Division: NONE

Lot Size: 157.88 Acres

Lot Feet: -

By Town: Balzac

LLD: 15-26-28-W4

Zoning: A-GEN

Water: -

Sewer: -

Utilities: -

**DEVELOPMENT LAND + 2 HOUSES** As the surrounding community continues to grow and the demand for logistics and commercial services increases, this parcel of land is ideally situated for future development. Potential for additional 140&plusmn; Acres to be purchased - the site to the West also available for sale. The subject site is located east of Balzac, Rocky View County, AB, which 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. The Location Development Potential Property Details Driving Times FOR SALE | 156 ACRES &plusmn;