



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**W-5 R-2, T- 26 ,S-9 Q-SE & SW Range Road 24 Road NW MLS # A2190238
Rural Rocky View County, Alberta**



\$7,500,000

Division: Bears paw_Calg

Lot Size: 281.00 Acres

Lot Feat: -

By Town: Calgary

LLD: 9-26-2-W5

Zoning: AG-GENERAL

Water: None

Sewer: -

Utilities: -

Sellers would look at vendor financing (VTB). This area is being identified as a future residential growth area between Calgary and Bears paw, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor.281 ACRES of land. It is inside the Bears paw Area Structure Plan. .Located 1/4 mile north of the Calgary city limits near the northwest Calgary community of Rocky Ridge Ranch. Between Rocky Ridge Road and Range Road 23. .- This land is extremely well situated to benefit from the continuing expansion around it. With each major announcement, the land becomes more valuable. The MD of Rocky View has set records for development to meet strong real estate demand in the surrounding areas. This property a minute from Calgary.. This property is located within an approved Area Structure Plan in Rocky View County