



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**242037 Range Road 281
Chestermere, Alberta**

MLS # A2203331



\$4,250,000

Division: Chestermere

Lot Size: 27.00 Acres

Lot Feat: -

By Town: -

LLD: 14-24-28-W4

Zoning: Large Lot Rural Residenti

Water: Well

Sewer: Septic System

Utilities: -

27 Acres inside fast-growing City of Chestermere, Alberta in Clearwater Park ASP and only minutes to Calgary. Intense development is underway immediately north in Clearwater Park phase 1. This property is ideally located at Range Road 281 and fronting onto Highway 1 and centrally located within the Clearwater Park ASP with full development underway on the adjacent lands in north Clearwater Park. With De Havilland Canada Aerospace headquarters and others coming to Wheatland County, east Chestermere is ideally suited to meet all their needs. Primarily land value but does Include a nicely treed yard with modest bungalow home, detached garage, outbuildings, water well, septic, (all sold AS IS). The land is fenced and cropped in hay, with nice southwest views. Alberta is back and Opportunity Knocks! Phase I ESA is completed, GST applicable.