

# \$8,750,000 - W-5 R-2, T- 26 ,s-9 Q-se & Sw Range Road 24 Road Nw, Rural Rocky View County

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MLS® #A2190238

**\$8,750,000**

0 Bedroom, 0.00 Bathroom,  
Land on 281.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Sellers would look at vendor financing (VTB). This area is being identified as a future residential growth area between Calgary and Bearspaw, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor. 281 ACRES of land. It is inside the Bearspaw 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



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2190238    |
| Price     | \$8,750,000 |
| Bathrooms | 0.00        |
| Acres     | 281.00      |
| Type      | Land        |

|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                                                     |
|-------------|-----------------------------------------------------|
| Address     | W-5 R-2, T- 26 ,s-9 Q-se & Sw Range Road 24 Road Nw |
| Subdivision | Bearspaw_Calg                                       |
| City        | Rural Rocky View County                             |
| County      | Rocky View County                                   |
| Province    | Alberta                                             |
| Postal Code | T3R 1E4                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 26th, 2025 |
| Days on Market | 227                |
| Zoning         | AG-GENERAL         |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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