

# \$5,460,000 - 262035 Range Road 282, Rural Rocky View County

MLS® #A2171366

**\$5,460,000**

0 Bedroom, 0.00 Bathroom,  
Land on 157.88 Acres

NONE, Rural Rocky View County, Alberta

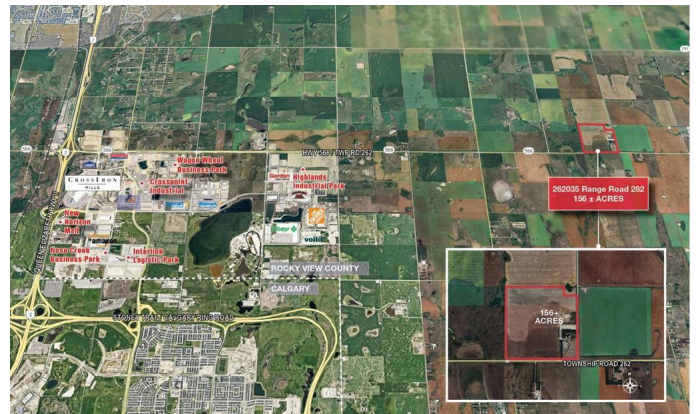
**DEVELOPMENT LAND + 2 HOUSES**

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± 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 ±



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2171366         |
| Price     | \$5,460,000      |
| Bathrooms | 0.00             |
| Acres     | 157.88           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 262035 Range Road 282   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4A 2Y6                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2024 |
| Days on Market | 394               |
| Zoning         | A-GEN             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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