

\$3,450,000 - 260182 Bearspaw Road, Rural Rocky View County

MLS® #A2179299

\$3,450,000

0 Bedroom, 0.00 Bathroom,
Land on 29.58 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

A rare and wonderful opportunity to purchase highly desirable land just outside of Calgary city limits! Nestled in the luxury community of Bearspaw, this scenic and sprawling property boasts 30 acres of picturesque natural beauty. A perfect blend of serenity and convenience, this property offers wide open spaces and the feeling of getting away from the hustle and bustle of city life, while still being less than 10 minutes from Calgary shops and services. This property is 30-acres and offers unparalleled potential for development. With zoning designated as Rural Residential, the land is perfectly positioned for subdivision into smaller lots, each with a minimum size of 3.95 acres (7 Lots). This makes it an ideal investment for those looking to create a boutique residential community, catering to families and individuals who desire the peace of rural living without sacrificing proximity to city amenities.



Essential Information

MLS® #	A2179299
Price	\$3,450,000
Bathrooms	0.00
Acres	29.58
Type	Land
Sub-Type	Residential Land

Status	Active
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Community Information

Address	260182 Bearspaw Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R1K7

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Sewer Available, Water Available
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Exterior

Lot Description	Cleared
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Additional Information

Date Listed	November 15th, 2024
Days on Market	167
Zoning	R-RUR

Listing Details

Listing Office	RE/MAX First
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