

# \$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	212
Zoning	AG-GENERAL

### Listing Details

Listing Office	CIR Realty
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