

# \$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	175
Zoning	A-GEN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.