

# \$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

### 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

### Exterior

Lot Description Cleared

### Additional Information

Date Listed November 15th, 2024  
Days on Market 158  
Zoning R-RUR

### Listing Details

Listing Office RE/MAX First

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