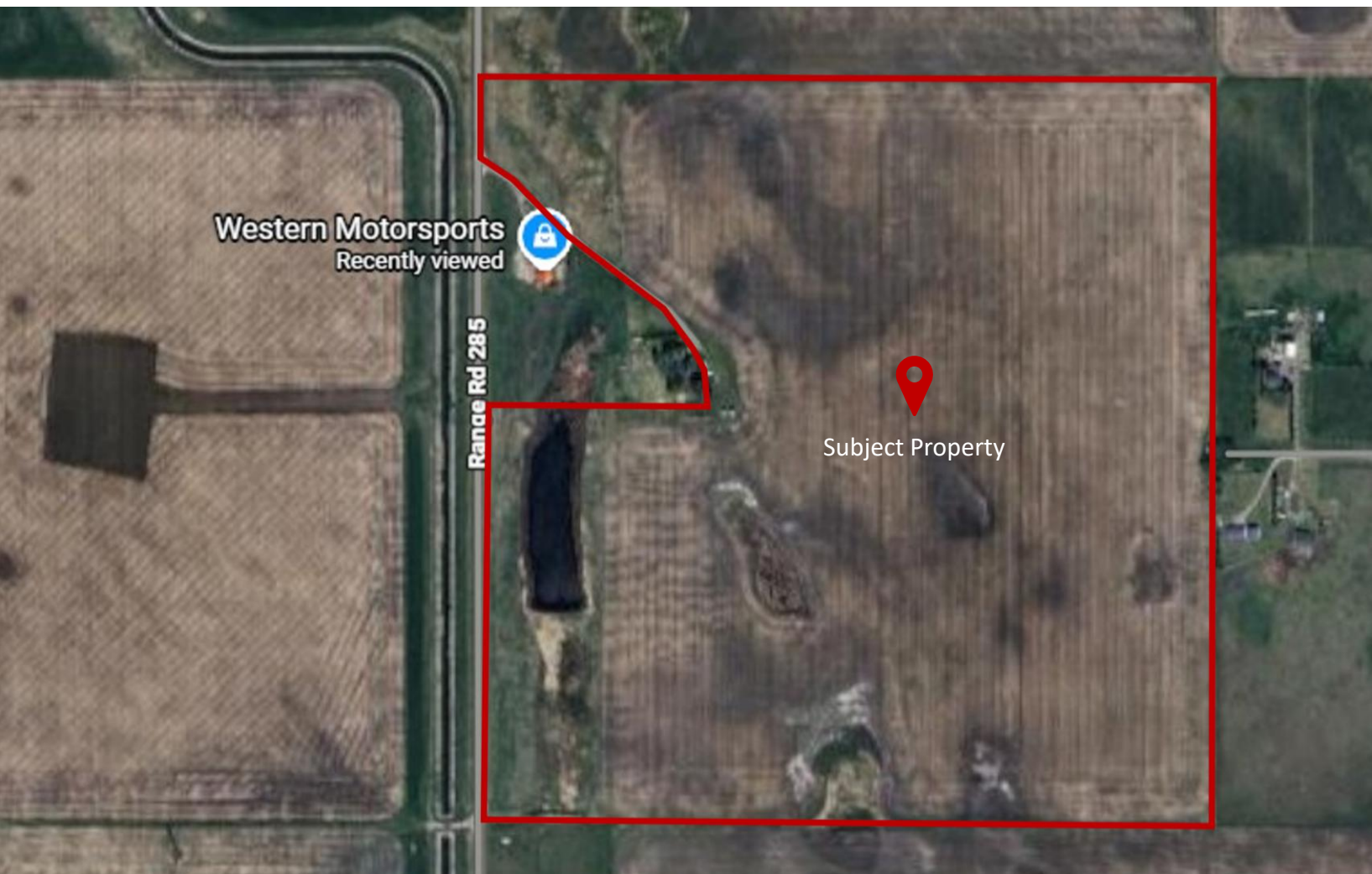


# Land for Sale

(147.82 ± Acres)



**Rethinking Commercial Real Estate**



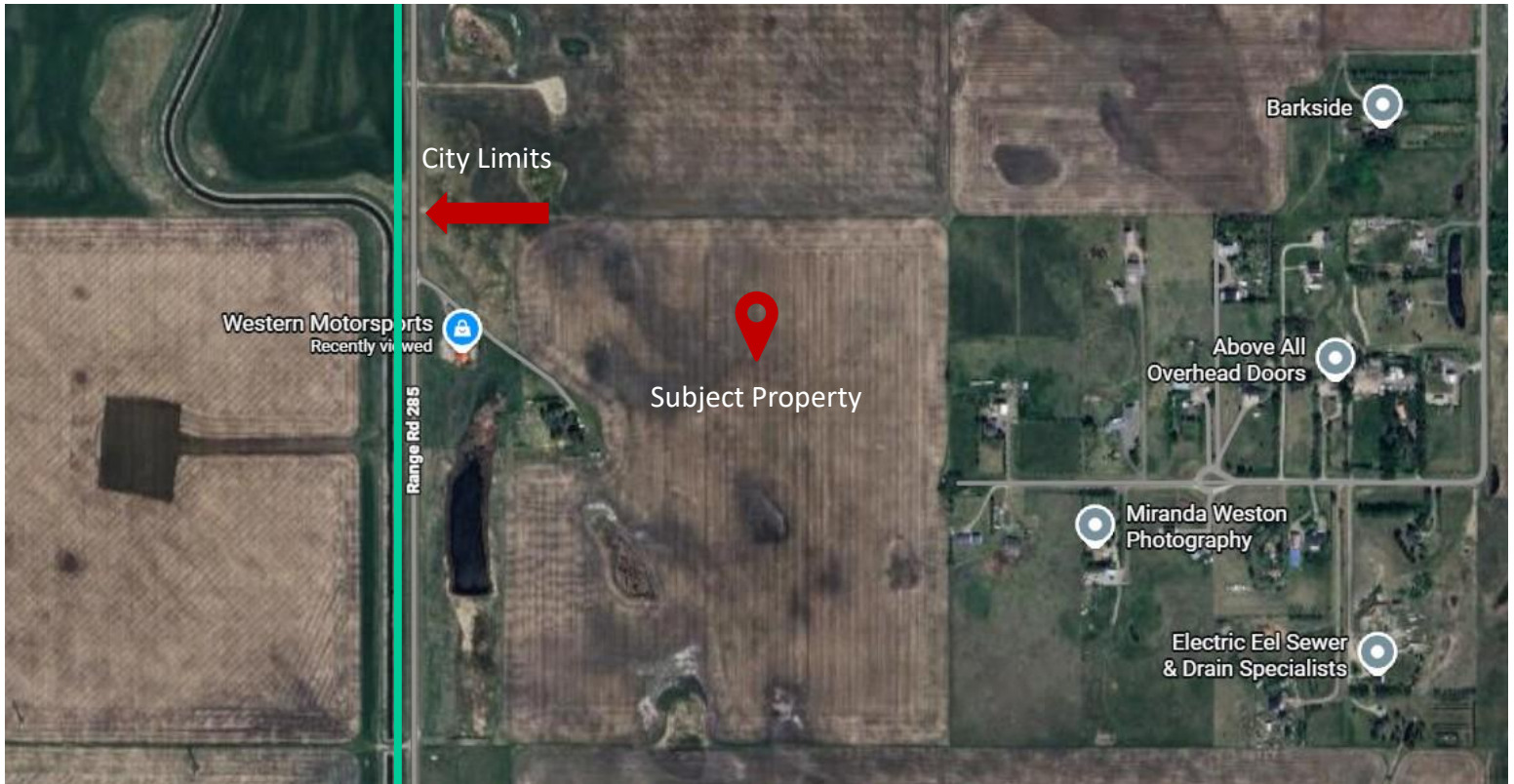
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**Roger Ledene, Associate Broker**

**403-607-5811**

[roger@prestigecommercial.ca](mailto:roger@prestigecommercial.ca)

# Range Road 285, Rocky View County



## Listing Information

**Address:** W4; R-28; T-22; S-20; SW

**Municipality:** Rocky View County

**Province:** Alberta

**Total Size:** 147.82 ± Acres

**Asking Price:** \$12,564,700.00 or  
\$85,000.00 per acre

**Zoning:** A-Gen

**Possession:** 60 days / Negotiable

## Key Highlights

- Located in M.D. Rocky View County, south of 22X on RR 285 and bordering the Calgary city limits, this is a wonderful opportunity for future holding property or potential development opportunities.
- Neighboring communities of Mahogany and Seton. The property is located near the future Green Line proposed by the City of Calgary to the community of Seton.
- Number of developers have purchased lands within the city limits for redevelopment and plans are in place for south Calgary expansion, so the growth of the area will be a bonus for up-and-coming development potential.

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