



**Prime 29-Acre Development
Opportunity - Bearspaw, AB**



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Prime 29-Acre Development Opportunity

Bearspaw, AB

PROPERTY DETAILS

Listing Number:	24279
Price:	\$3,450,000
Size:	29.58 acres
Zoning:	R-RUR

DESCRIPTION

Situated in the prestigious community of Bearspaw, just outside Calgary, this versatile 29.58-acre property offers 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. 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.

The property is currently utilized for hay production, showcasing its fertile soil and agricultural viability. However, the true vision lies in its development potential, offering the opportunity to sell off individual parcels to discerning buyers or to establish a thoughtfully planned subdivision that aligns with Bearspaw's community ethos. Gently rolling landscapes and breathtaking views create a picturesque setting that would appeal to anyone looking to build their dream home. With room for additional infrastructure, the land could also accommodate shared amenities such as walking trails, community gardens, or even a boutique equestrian center, adding to its appeal.

Beyond its development potential, the location offers unmatched convenience and lifestyle benefits. Bearspaw provides a serene rural atmosphere while being mere minutes from Calgary's schools, shopping, and healthcare facilities. The property's proximity to the Rocky Mountains opens up a world of recreational opportunities, including hiking, skiing, and exploring, while local amenities such as golf courses, trails, and parks cater to an active and nature-loving community.

LOCATION

260182 Bearspaw Road - Calgary, AB

DIRECTIONS

Contact Listing Agent.

AREA DATA

Bearspaw, located on the outskirts of Calgary, Alberta, has experienced significant growth and development in recent years, transforming from a rural community into a sought-after area for upscale living. Known for its expansive acreages, stunning foothill views, and proximity to the Rocky Mountains, Bearspaw has become a hub for families and professionals seeking tranquility without sacrificing convenience. The area has seen increased investment in infrastructure, residential development, and community amenities, enhancing its appeal while maintaining its natural charm. With its strategic location near Calgary and emerging commercial opportunities, Bearspaw holds immense potential for future growth, making it a dynamic area for real estate and lifestyle developments.

RECREATION

The Bearspaw area and its surrounding region offer abundant recreational opportunities, making it a haven for outdoor enthusiasts and families alike. With its proximity to the Bow River, residents can enjoy fishing, kayaking, and serene riverside walks. Nearby Glenbow Ranch Provincial Park provides extensive hiking and biking trails with breathtaking views of the Rockies and rolling grasslands. For golfers, Bearspaw Golf Club and several other courses in the region offer premium experiences. Winter activities like cross-country skiing and snowshoeing are easily accessible, while the Rockies, just a short drive away, provide world-class skiing and adventure. This blend of natural beauty and diverse activities ensures recreation is always within reach.

MAP REFERENCE

51°11'40.29"N and 114°17'1.45"W

INVESTMENT FEATURES

Current zoning classification allows for 3.95-acre lots, offering the potential to subdivide the parcel into 7 separate titled lots.

SERVICES

- Water
- Hydro

IMPROVEMENTS

- Existing residence
- Fencing

LEGAL

PLAN 0212085 BLOCK 5 LOT 1 EXCEPTING
THEREOUT ALL MINES AND MINERALS

LINC 0029 358 975





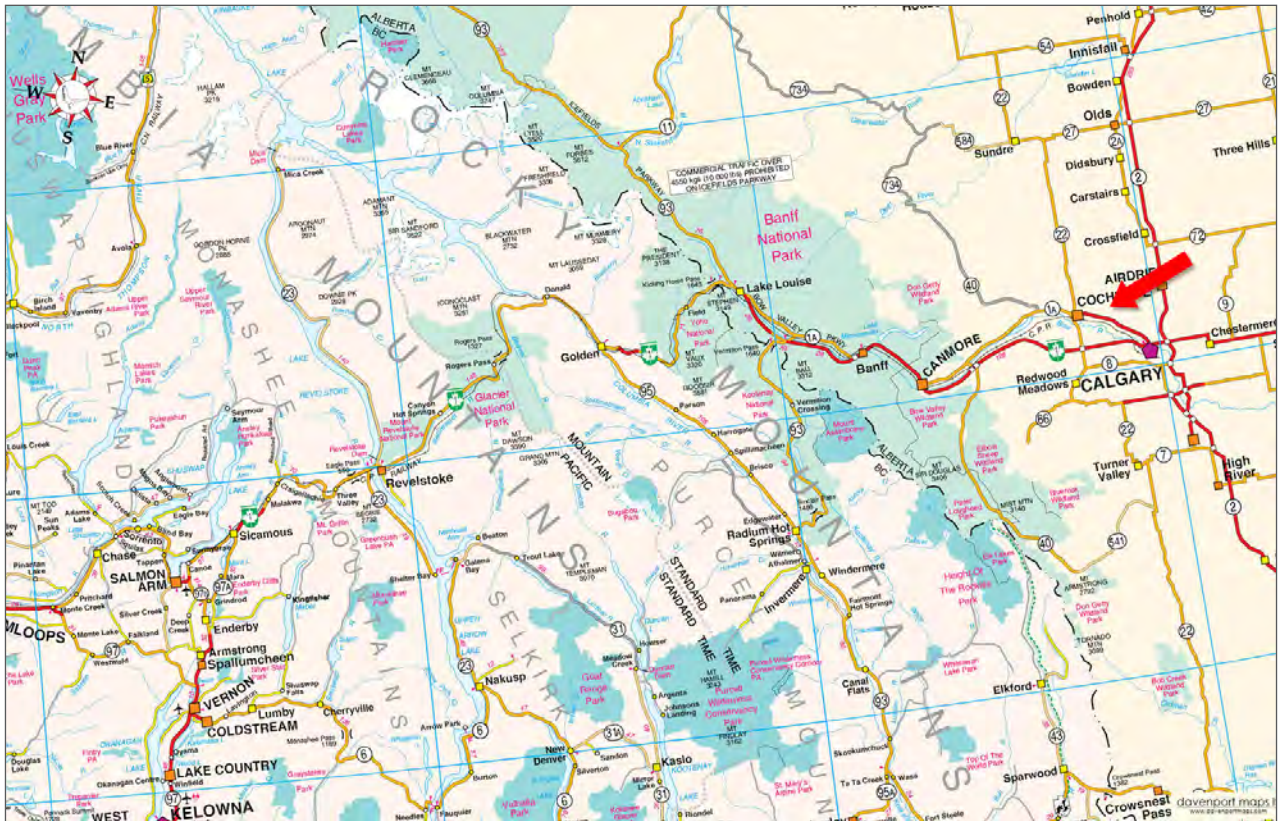
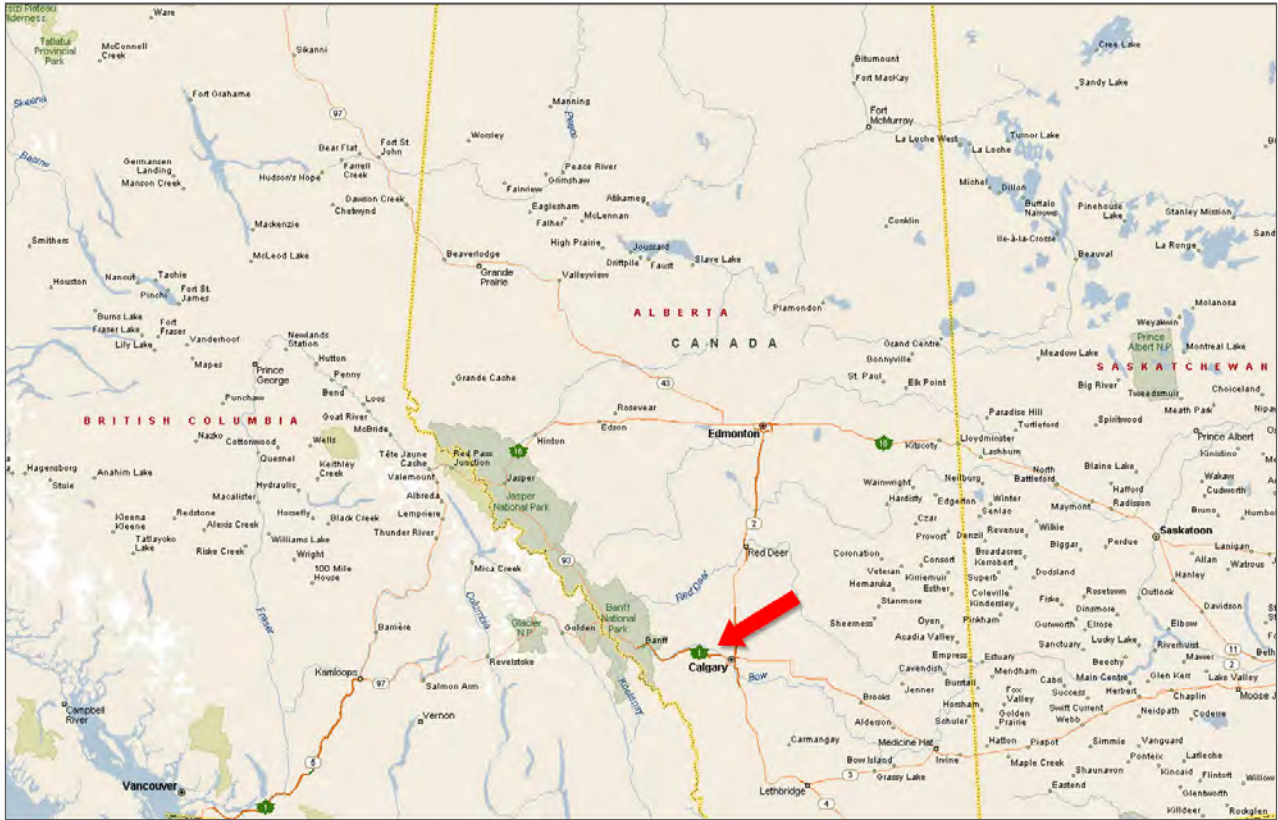


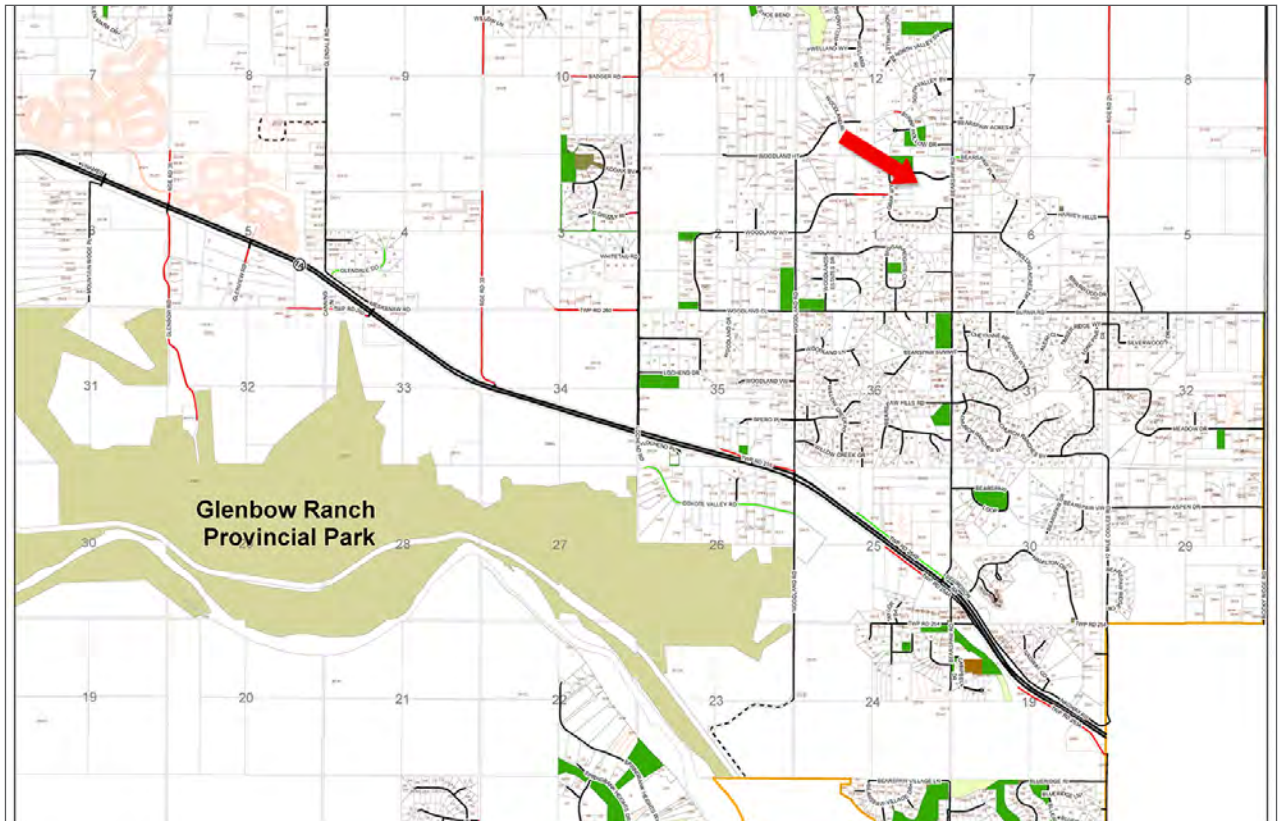
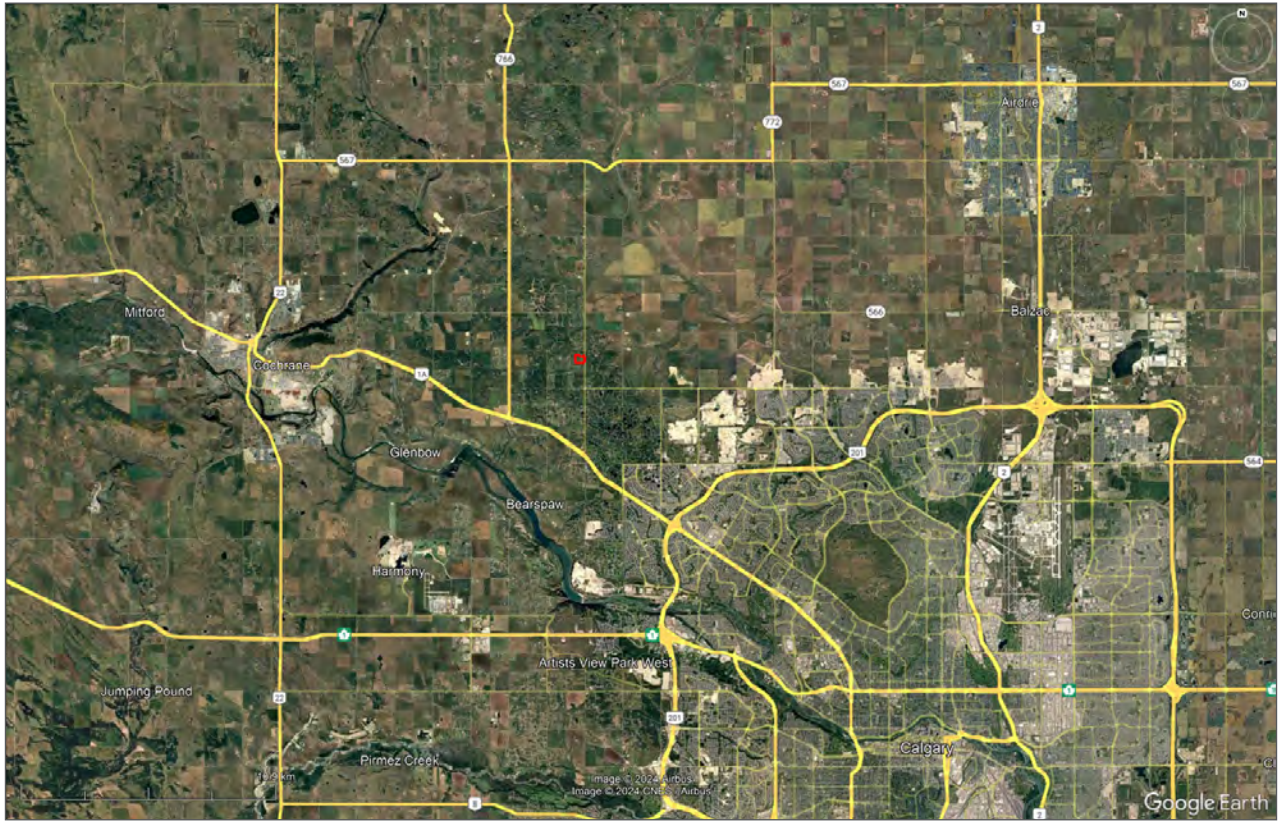


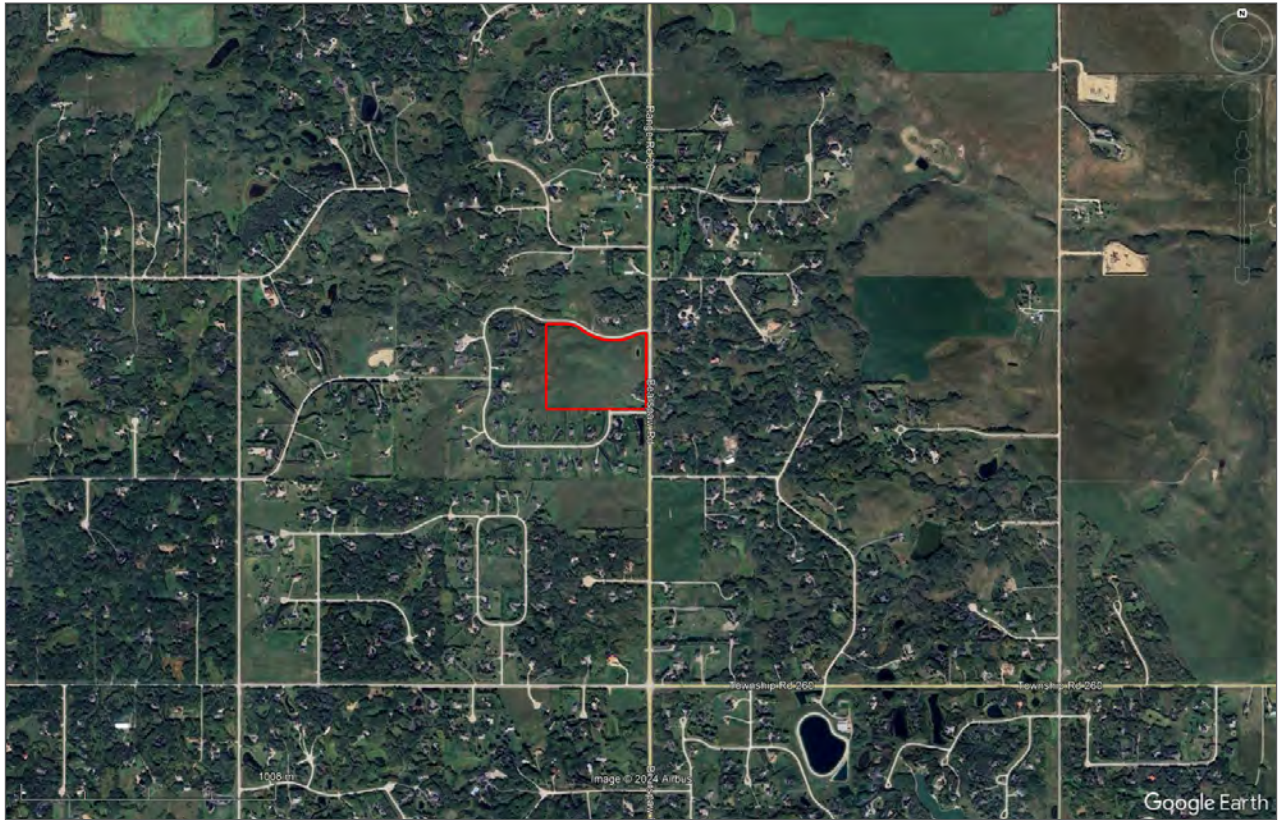


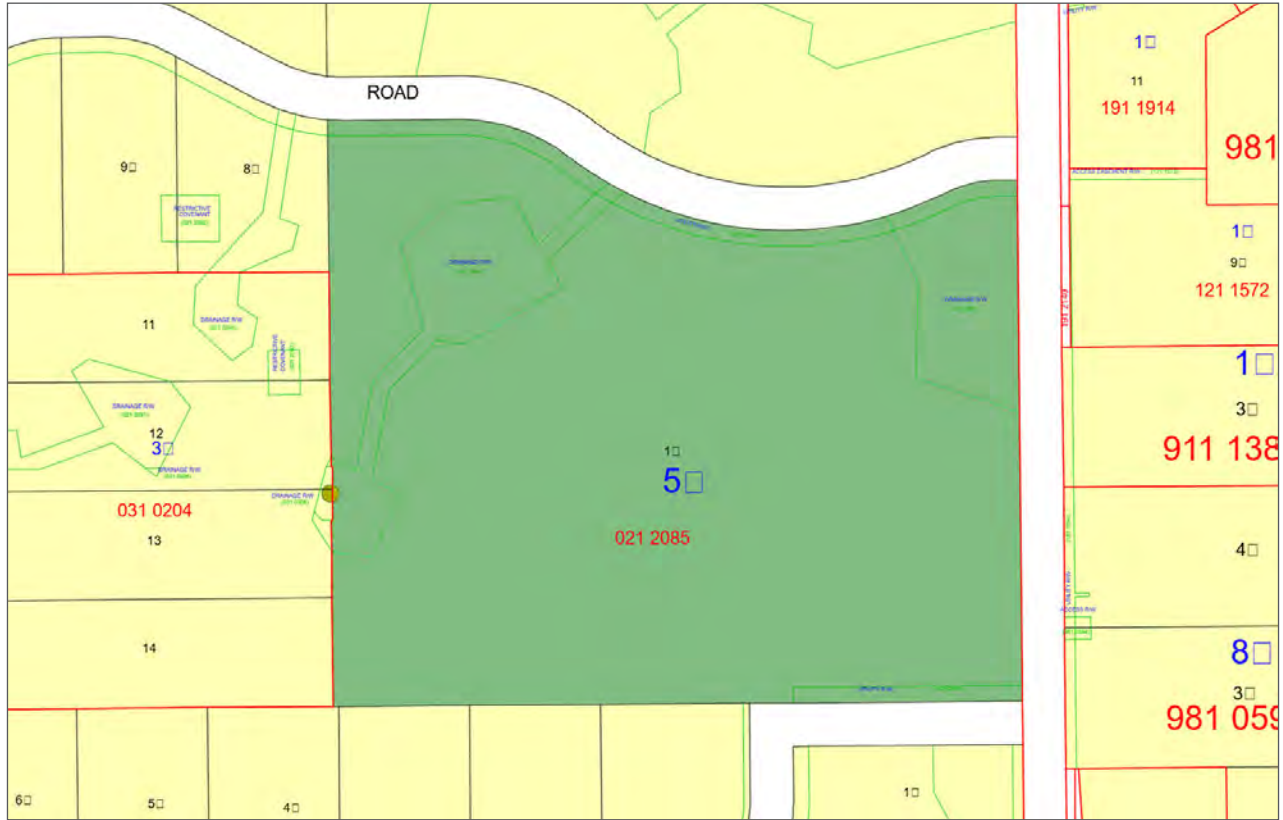












Notes





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