

252081 Range Road 281

Rural Rocky View County, Alberta

MLS # A2323210



\$3,600,000

Division:		NONE	
Type:		Residential/House	
Style:		Acreage with Residence, Bungalow	
Size:		1,133 sq.ft.	Age: 1950 (76 yrs old)
Beds:		3	Baths: 1
Garage:		Double Garage Detached, Off Street	
Lot Size:		60.60 Acres	
Lot Feat:		Level, Rectangular Lot	
Heating:		Forced Air	Water: Well
Floors:		Laminate	Sewer: Septic System
Roof:		Asphalt Shingle	Condo Fee: -
Basement:		Full	LLD: 14-25-28-W4
Exterior:		Mixed	Zoning: A-GEN
Foundation:		Poured Concrete	Utilities: -
Features:		Laminate Counters	
Inclusions:		N/A	

Rare opportunity to acquire a strategically located 60-acre development parcel within the Conrich ASP. This property is immediately adjacent to CN Rail with strong potential for direct rail access, making it ideal for those seeking intermodal connectivity, and large-scale distribution or industrial operations. Positioned just northeast of the Calgary Logistics Park, the site benefits from close proximity to major transportation corridors and a well established logistics network. Can be combined with an adjacent 40-acre parcel for a total of 100 acres, enabling the development of a rail-serviced industrial park.