

**5 Elkstone Way**  
**Rural Rocky View County, Alberta**

**MLS # A2239435**



**\$595,000**

<b>Division:</b>	Glendale Meadows
<b>Lot Size:</b>	2.10 Acres
<b>Lot Feat:</b>	-
<b>By Town:</b>	Calgary
<b>LLD:</b>	8-26-3-W5
<b>Zoning:</b>	R-CRD
<b>Water:</b>	Co-operative
<b>Sewer:</b>	-
<b>Utilities:</b>	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Welcome to ELKSTONE ESTATES (Lot #1), located in the desirable Bearspaw countryside. Experience the best of rural living with city conveniences just minutes away. This exclusive development features 2-acre lots tucked into a quiet, tree-lined cul-de-sac with paved roads, a finished approach, and underground services to the lot line—including Power, Gas, and Rocky View Water Co-op access. Bring your vision and your preferred builder to create a home that fits your lifestyle. Thoughtful Architectural Guidelines are in place to ensure long-term value and community character. Come explore this exceptional lot and envision your future in Bearspaw's newest estate community. Bonus: 4 lots currently available—an ideal opportunity for builders in this sought-after location.