

**SE 21 25 28 W04M**  
**Rural Rocky View County, Alberta**
**MLS # A2271181**

**\$5,600,000**
**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** -

**Zoning:** A-GEN

**Water:** None

**Sewer:** -

**Utilities:** -

The subject land parcel, legally described as SE-21-25-28-W4M, is located east of Calgary in the West Balzac area and is currently designated A-GEN (Agricultural, General). Strategically situated within the Queen Elizabeth II Highway Corridor, as outlined in the Area Structure Plan (ASP), this property offers strong long-term development potential. The parcel benefits from high visibility, excellent accessibility to major transportation routes, and close proximity to established and rapidly growing communities. With increasing demand in the region for commercial, industrial, and mixed-used developments, this site is ideally positioned for future redevelopment as regional growth continues. Currently designated as A-GEN (Agricultural, General), with strong potential for future residential, commercial, and/or industrial development as land use planning in the east Calgary region continues to advance. Positioned with high visibility and direct access to the Queen Elizabeth II Highway, offering exceptional connectivity to Calgary, Airdrie, and the greater Balzac area to the north. Located within a planned growth corridor outlined in the Area Structure Plan (ASP), the site is well-aligned with ongoing regional expansion and economic development initiatives. Development Standards: Future redevelopment will be guided by high-quality design principles that support the visual appeal and functional integration of the property within the surrounding growth area.