

**272151 Range Road 292 NE
Airdrie, Alberta****MLS # A2216189****\$1,900,000****Division:** NONE**Lot Size:** 14.75 Acres**Lot Feat:** Level, Rectangular Lot**By Town:** Airdrie**LLD:** 15-27-29-W4**Zoning:** RR-4**Water:** -**Sewer:** -**Utilities:** -

Alberta is Back and Opportunity knocks! This 14.75 acre property is located on paved Hamilton Boulevard in a prime location for future development. Ideally this property would be of interest to someone wanting to build a home for large or extended family, with possibility for home based business (by permit), and hold until the City continues development in the area. A recent Industrial Business and Direct Control development has been approved on the adjacent property to the south with future road allowance from Highland Park Lane directly to the middle of the 14.75 acre Property. This property is on pavement adjacent to Executive Custom Home Acreages and north of Highland Park (home to the Costco Wholesale Distribution Centre, Cam Clark Ford, UFA, TransCanada Turbines), with quick easy access via Hamilton Boulevard to Highway 567, QE II Highway and the North Service Road to flow freely between Calgary, Airdrie and northern Alberta. Only 15 minutes from Calgary International Airport, and 10 minutes from Cross Iron Mills in Balzac. The City of Airdrie offers a diverse young skilled labour force, excellent restaurant and lifestyle amenities. Currently zoned Rural Residential-4 with fenced perimeter, and Phase I Environmental Site Assessment is completed. Dimensions are more or less 330 feet wide X 1,952 feet deep. The local area includes existing executive acreage homes and some commercial development including RV storage, RV repair, Direct Control businesses, and the new Airdrie Regional Park is nearby. Come and check out the possibilities for you. GST applicable.