

**3 Canal Estate Boulevard
Rural Rocky View County, Alberta****MLS # A2251694****\$599,000****Division:** NONE**Lot Size:** 3.98 Acres**Lot Feat:** -**By Town:** Langdon**LLD:** 18-23-27-W4**Zoning:** R1**Water:** Well**Sewer:** -**Utilities:** Electricity

PERFECT COUNTRY LIVING!! CANAL ESTATE!! 4 ACRE LOTS AVAILABLE!! FULLY SERVICED LOTS IN A BRAND NEW SUBDIVISION!! Escape the city without giving up convenience! These spacious 4-acre parcels are ideally situated just 10 minutes to Chestermere, 5 minutes to Langdon's new plaza, under 15 minutes to Hotchkiss & Calgary's South East! Quick access to HWY 1, Glenmore Trail, and HWY 22X means you're connected in every direction. Here, you'll find the perfect balance of space, lifestyle, and opportunity. Build your dream home with room for family, hobbies, and future growth — all while enjoying the perks of a thriving community. Chestermere and Langdon already offer excellent amenities, and Langdon is booming with exciting new additions — McDonald's, Petro-Canada, Sobeys Liquor, Dollarama, Rexall, IGA, and Anytime Fitness. This is your chance to own a large, fully serviced lot in a subdivision designed for the future — a place where you can live big, breathe easy, and invest with confidence. LOTS ARE LIMITED — ACT NOW AND START BUILDING YOUR DREAM TODAY!