

**Range Road 14 Big Hill Springs
Rural Rocky View County, Alberta****MLS # A2212754****\$2,600,000****Division:** NONE**Lot Size:** 79.99 Acres**Lot Feat:** Cleared, Few Trees, Gentle Sloping, Pasture**By Town:** Airdrie**LLD:** 4-27-1-W5**Zoning:** A-SML**Water:** Other**Sewer:** None**Utilities:** -

80 acres+/- rolling land with a seasonal creek, south boundary fronts onto Big Hill Springs Rd and between Range Road 13 and 14. This 80 acres is both country quiet and city convenient. No buildings. This is a great investment opportunity as development is happening right now-within the City of Airdrie- Big Hill Springs Road-(West side) and this property is only 3 km west of Airdrie. A seasonal creek runs through the north location of the 80 acres and offers great views, future building sites(contact Rockyview County). Lots of natural wildlife-moose, deer, geese and ducks. Updates will appear as available. Land is fully fenced currently leased yearly with cattle running on it. 50 acres in hay and 30 acres in pasture. Located just 3 km west of Airdrie- Cross Iron Mills, Balzac and COSTCO are just minutes away. Please be considerate- tenant is running cattle and there are fencing and gate considerations- access permission required. Call for more details. Thank you.