

23 Grove Lane
Rural Rocky View County, Alberta

MLS # A2197220



\$595,000

Division:	Bearspaw_Calg
Lot Size:	4.52 Acres
Lot Feat:	Cul-De-Sac, Gentle Sloping, Many Trees, No Neighbours Behind, Pie Sh
By Town:	Calgary
LLD:	10-26-3-W5
Zoning:	R-RUR
Water:	Well
Sewer:	-
Utilities:	-

Welcome to the GROVE at BEARSPAW! Fully serviced & TRULY RARE 4 ACRE TREED LOT providing ideal seclusion, wind protection & functionality. Enjoy the ESCAPE of COUNTRY LIFE with AMENITIES just minutes away. No BUILDING COMMITMENT and the ability to bring your own BUILDER. Nestled on a quiet paved cul-de-sac through the TREES with underground services to property line (GAS, POWER, TELEPHONE, WELL) + paved approach. Common sense Architectural Guidelines and Covenants apply to preserve value and consistency of the development. Desirable R-RUR zoning to allow for possible 2,045+/- sqft accessory building (Shop/Studio/Carriage House). Ideal SW exposure allowing for ideal garden + evening SUNSETS! New to Market. Call and schedule a viewing today and explore the possibilities of this remarkable property first hand!