

10 Acre Residential Development Parcel

Langdon, AB

\$3,600,000



This property is as shovel ready as you're going to find for a small residential development!

Area Structure Plan — The Langdon ASP was approved in May, 2016 and can be viewed [here](#)

Conceptual Scheme — The Bridges of Langdon CS was approved in 2016 and amended in May, 2022.
The subject property is part of Phase 4 in the plan, located [here](#)

Land Use ————— The property is currently zoned as R-MID, the details for which can be found in the Land Use Bylaw

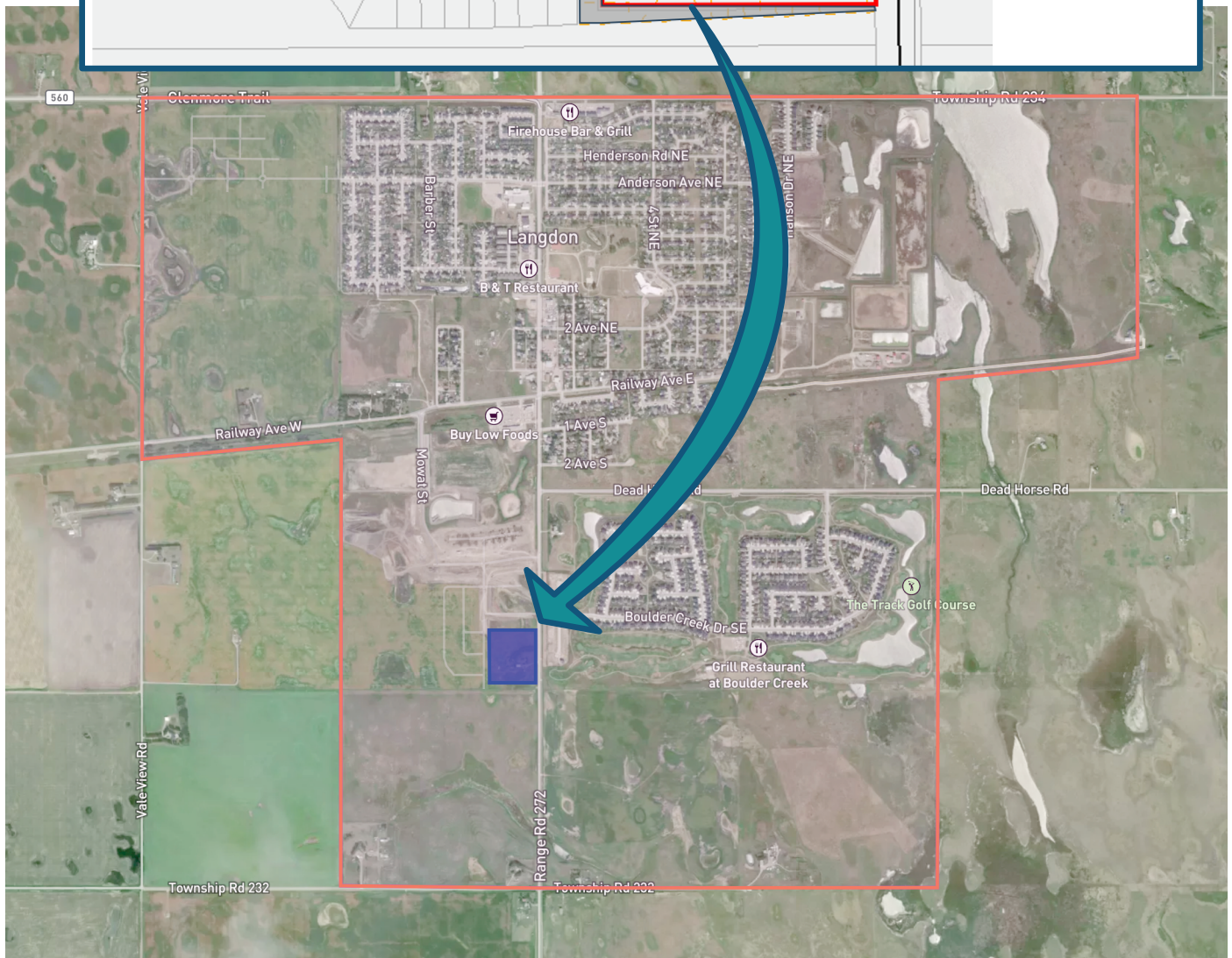
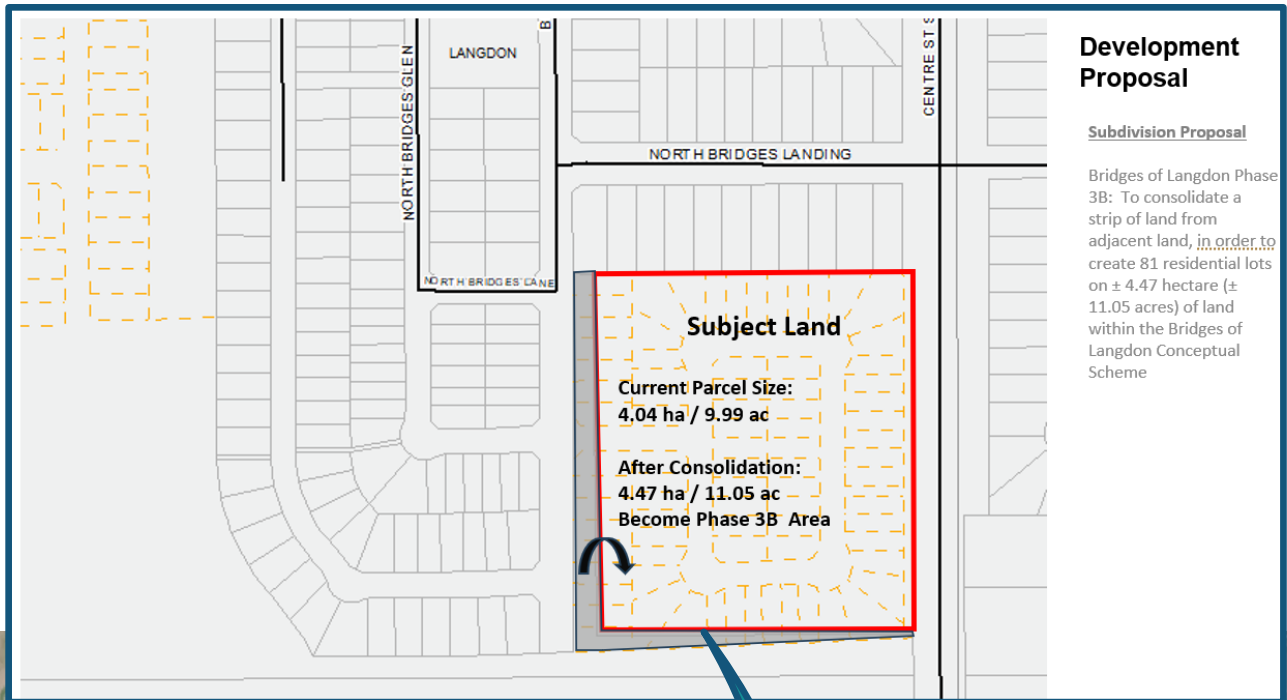
Subdivision ————— An application for subdivision of the property into 81 lots was Conditionally Approved by Rocky View County on July 10, 2025

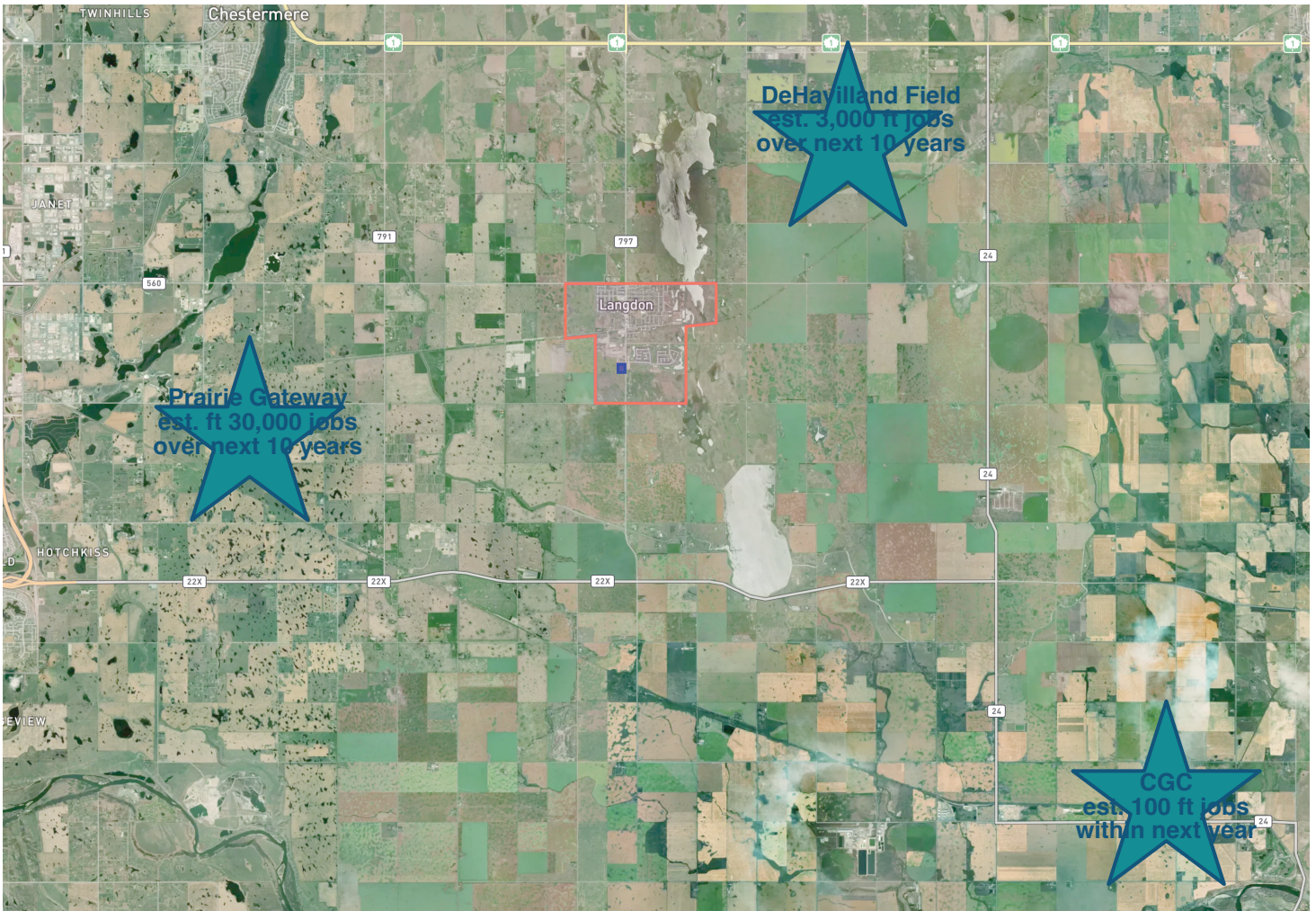
Applications ————— A development permit application for stripping and grading has been submitted and is awaiting approval

Dave Grande, Broker
Dave@terradigm.ca
587.436.1494

Steve Grande, Associate Broker
Steve@terradigm.ca
403.650.6474

terradigm
ADVISORS





Prairie Gateway:	CPKC anchored industrial park	See News
De Havilland Field:	De Havilland airport/industrial park	See News
CGC:	Wallboard manufacturing plant	See News

Additional Information:

Planning and engineering is being conducted by Lee Maher Engineering. In advance of the subdivision application, they calculated that the cost recoveries due to the neighbouring developer, PollyCo, were \$1,060,911. In addition, an “L” shaped sliver of land will need to be purchased from PollyCo to extend the parcel to the road and services. The agreed upon price for this sliver is \$280,000.

Summary:

Land	\$3,600,000
Purchase from Pollyco	\$280,000
Recoverable costs	\$1,060,911
Subtotal	\$4,940,911
Lots	81
Price/lot	\$60,998