



REDUCED

FOR SALE

LAND INVESTMENT ACCESS TO IRRIGATION WATER ! OPPORTUNITY JUST OFF HIGHWAY #1 EAST OF CHESTERMERE
Inverlake Road, Rocky View County, Alberta

- Property Size: 99.39 acres +/-
- Legal: Plan 0610675, Block 1, Lot 1
- Sale Price: \$869,000.00
- Land Use: A-GEN – Agricultural General District
- Directly along the south side of Inverlake Road approx. 0.3 km west of Range Road 270
- Property Taxes: \$89.07 (2024)
- Annual Surface Lease Revenue: \$4,975 – 2 well locations
- ONLY 6 KM. (AS THE CROW FLIES) FROM THE NEWLY-ANNOUNCED DE HAVILLAND FIELD (UP TO 1,500 ACRES!!)
- Water Service Potential: Property is bordered along the east side by a Western Irrigation District Canal
- Opportunity to apply for a water contract (subject to approvals) for yard and garden or stock watering
- Current Operations: Approximately 25 acres in hay and the balance pasture land



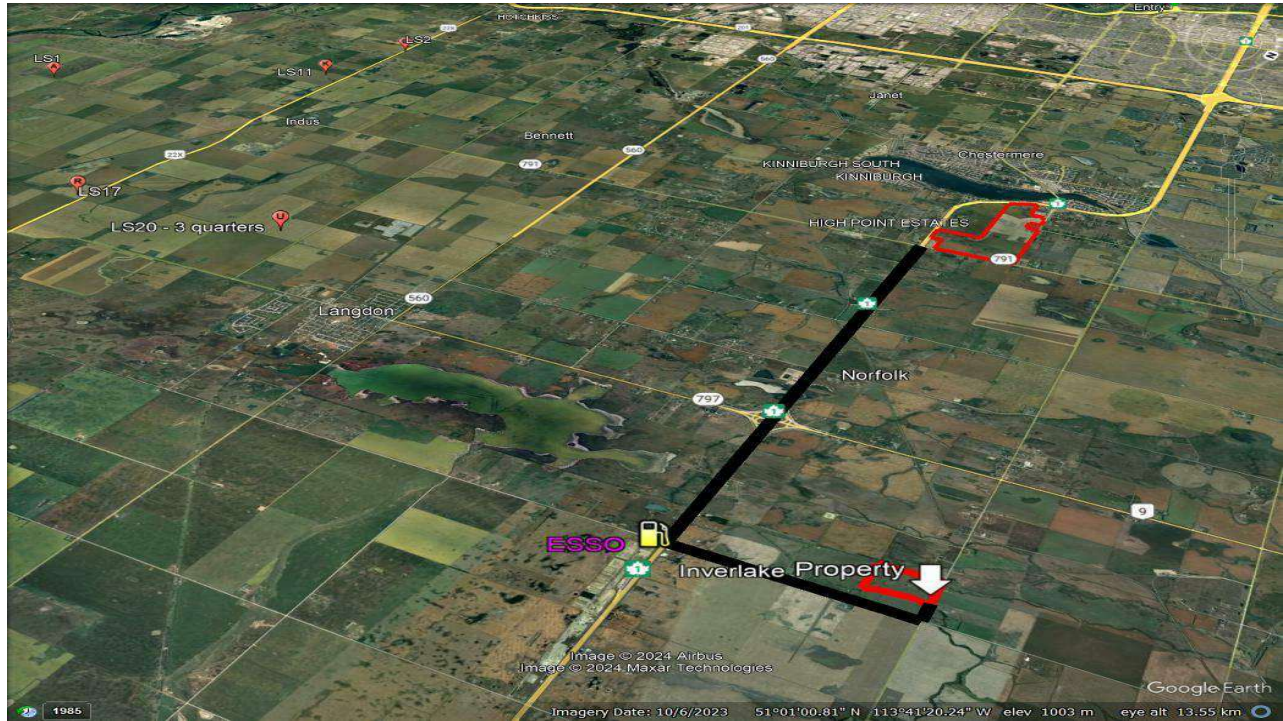
Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

Executive Summary



OFFERING SUMMARY

Sale Price:	\$869,000
Lot Size:	99.39 Acres +/-
Zoning:	A-GEN - Agricultural General District
Legal:	Plan 0610675, Block 1, Lot 1
Property Taxes:	\$89.07 (2024)

PROPERTY OVERVIEW

Farm vs. Investment: Land is available to farm OR HOLD as a land investment – strategically positioned along a growth corridor.

PROPERTY HIGHLIGHTS

- Close to urban centres and upcoming development such as:
- Just 10 minutes east of the rapidly expanding City of Chestermere
- Approx. 6 km. for the new de Havilland Field – up to 1,500 jobs ultimately predicted
- 12 km. north of Langdon
- Just 2 miles north of the TransCanada Highway
- 16 km. east of Calgary's Stoney Trail Freeway
- Approx. 10 min. east of the massive mixed-use development, Clearwater Park – now beginning construction
- Annual Surface Lease Revenue: \$4,975 – 2 well locations
- Current Operations: Approximately 25 acres in hay and the balance pasture land
- Take time to investigate possibilities for water feature(s) and subdivision possibilities with Rocky View County – your broker or the listing agent with questions!



Dan Shute

403.253.0333 | Direct
403.874.2204 | Mobile
Dan@TylerRealty.com

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Additional Photos



Dan Shute

403.253.0333 | Direct
403.874.2204 | Mobile
Dan@TylerRealty.com

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Additional Photos



Dan Shute

403.253.0333 | Direct
403.874.2204 | Mobile
Dan@TylerRealty.com

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

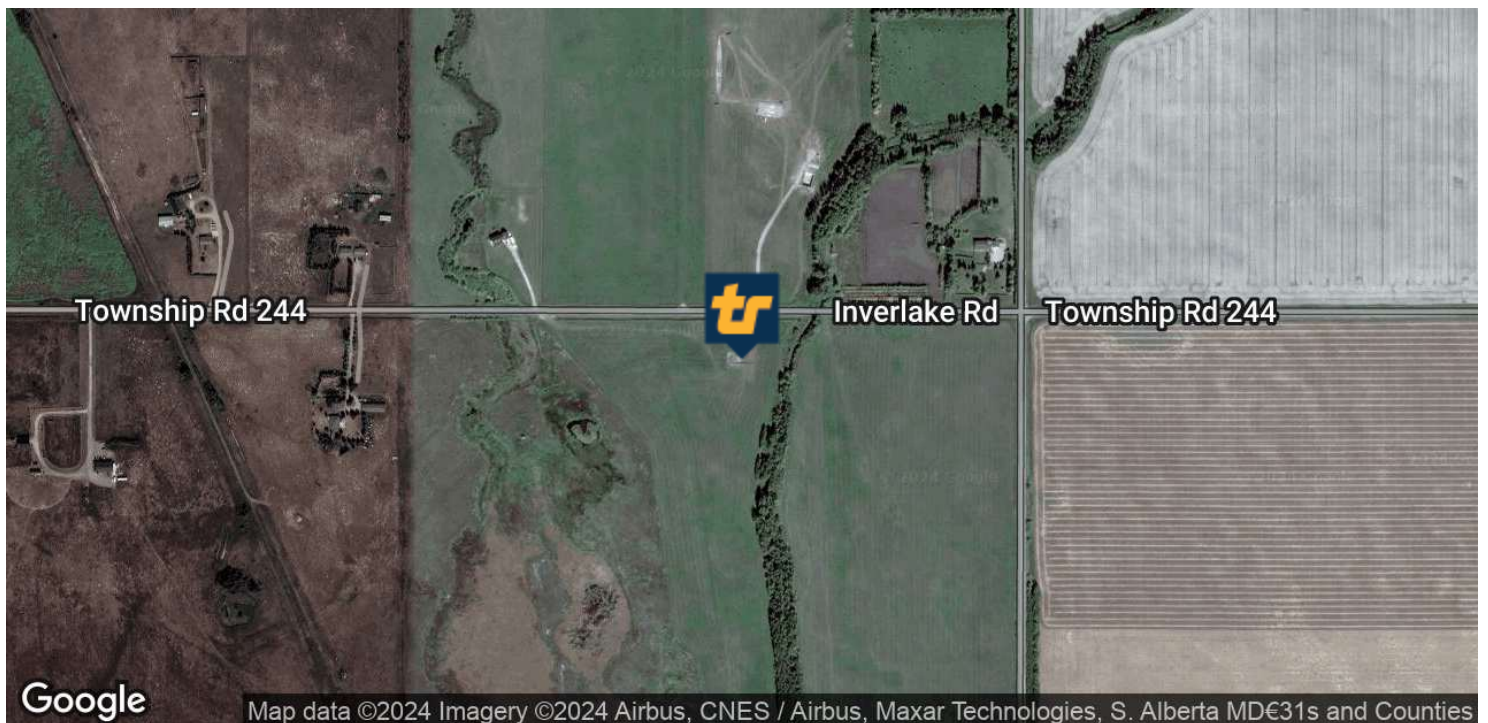
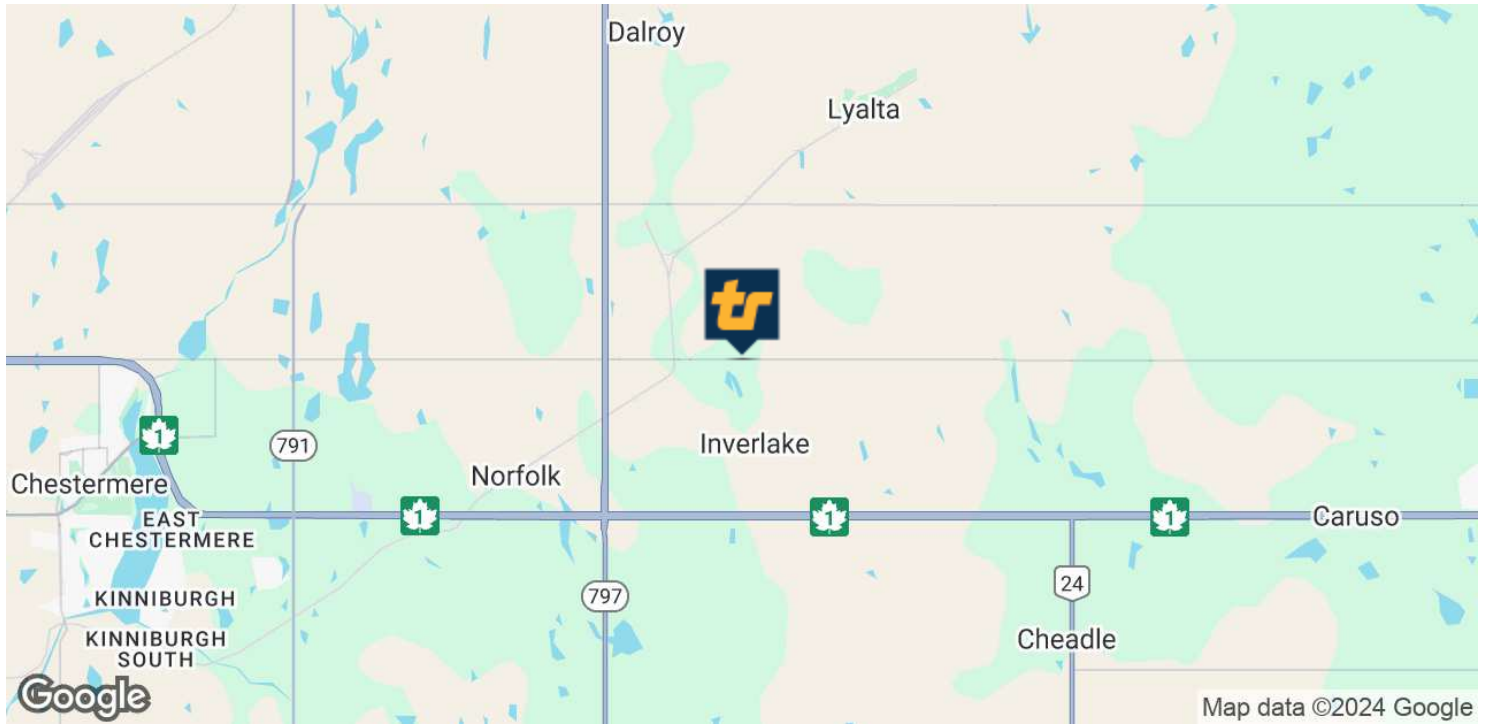
Phone: 403.253.0333

TYLERREALTY.COM

General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Location Map



Dan Shute

403.253.0333 | Direct
403.874.2204 | Mobile
Dan@TylerRealty.com

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).