

RESIDENTIAL DEVELOPMENT LAND for SALE

HERITAGE POINTE at CARSTAIRS

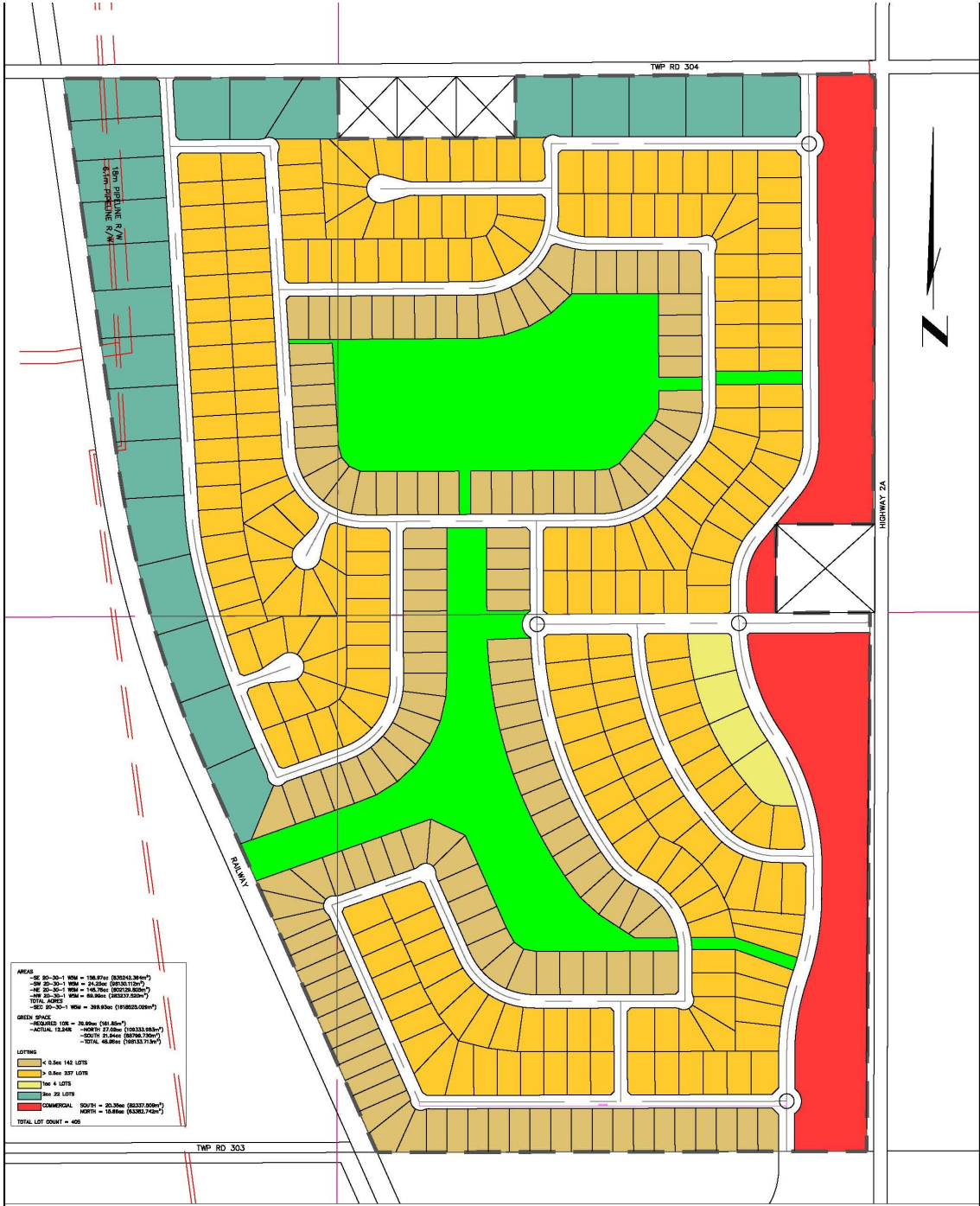


- 400 acres of prime development land with gently sloping landscapes and naturally treed areas
- creative residential uses to include multi-generational residences and home businesses with freestanding accessory buildings
- large country sized lots with full municipal services and potential for equestrian component
- one half acre to two acre lots with forty nine acres of green space and thirty six acres of highway commercial
- an easy commute to quality small town living in Carstairs, fifty km north of Calgary via QEII
- land use approved for 160 acres, land use for the balance in process, construction can commence in spring of 2023
- alternate industrial land use potential that could utilize one mile of rail frontage
- Heritage Pointe ASP Link: [Heritage Point ASP.pdf](#)
- price \$12,000,000 (\$30,000/acre)

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OPTION A - CONCEPT PLAN



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AREAS

- SE 20-30-1 W5M = 156.97ac (635242.364m²)
- SW 20-30-1 W5M = 24.25ac (98130.112m²)
- NE 20-30-1 W5M = 148.78ac (602129.805m²)
- NW 20-30-1 W5M = 69.99ac (283237.520m²)






TOTAL ACRES

- SEC 20-30-1 W5M = 399.93ac (1618525.029m²)

GREEN SPACE

- REQUIRED 10% = 39.99ac (161.85m²)
- ACTUAL 12.24%
 - NORTH 27.02ac (109333.983m²)
 - SOUTH 21.94ac (88799.730m²)
 - TOTAL 48.96ac (198133.713m²)

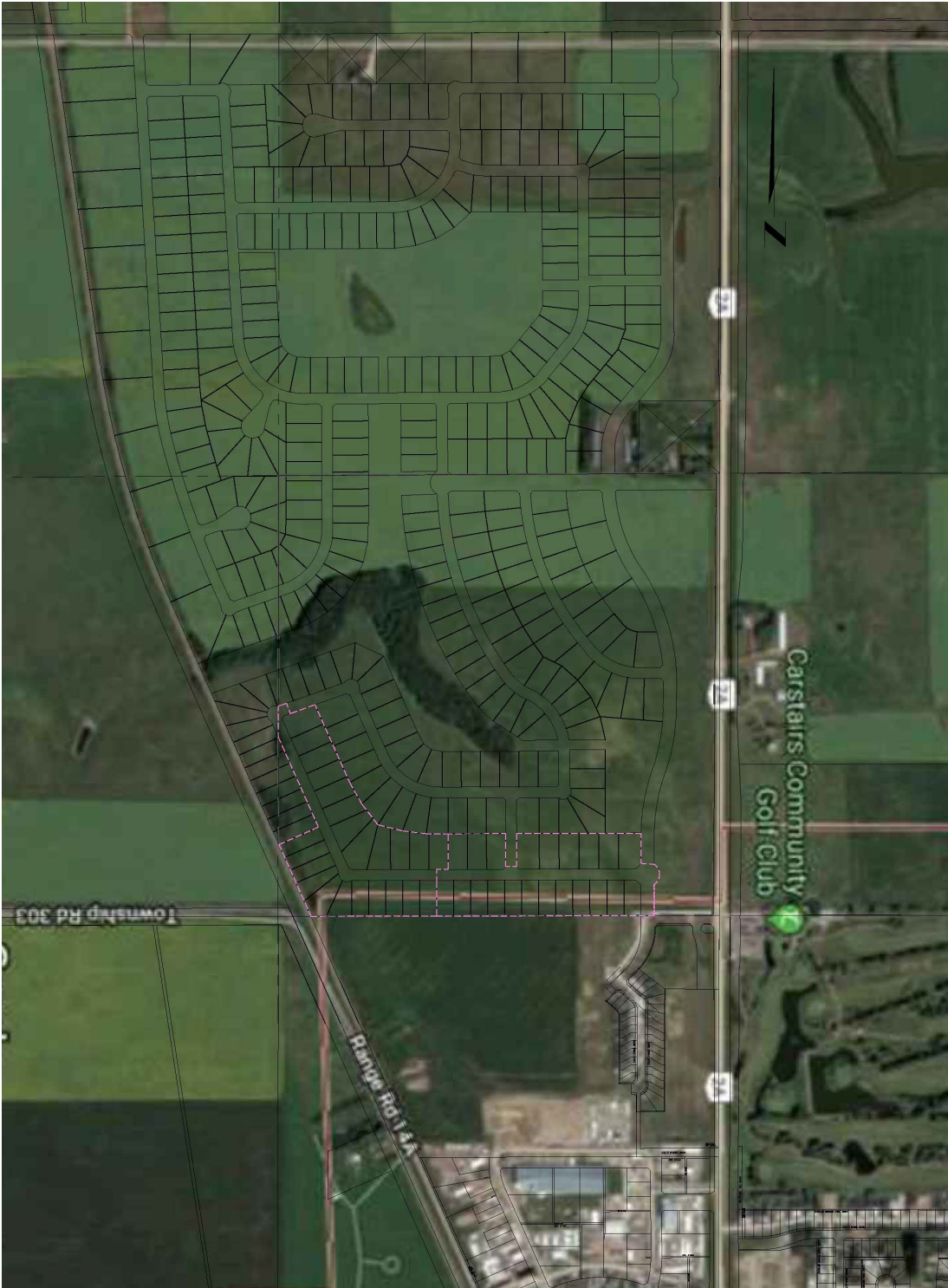
LOTTING

-  < 0.5ac 142 LOTS
-  > 0.5ac 237 LOTS
-  1ac 4 LOTS
-  2ac 22 LOTS
-  **COMMERCIAL**
 - SOUTH = 20.35ac (82337.509m²)
 - NORTH = 15.66ac (63382.742m²)

TOTAL LOT COUNT = 405

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OPTION B - APPROVED AREA STRUCTURE PLAN

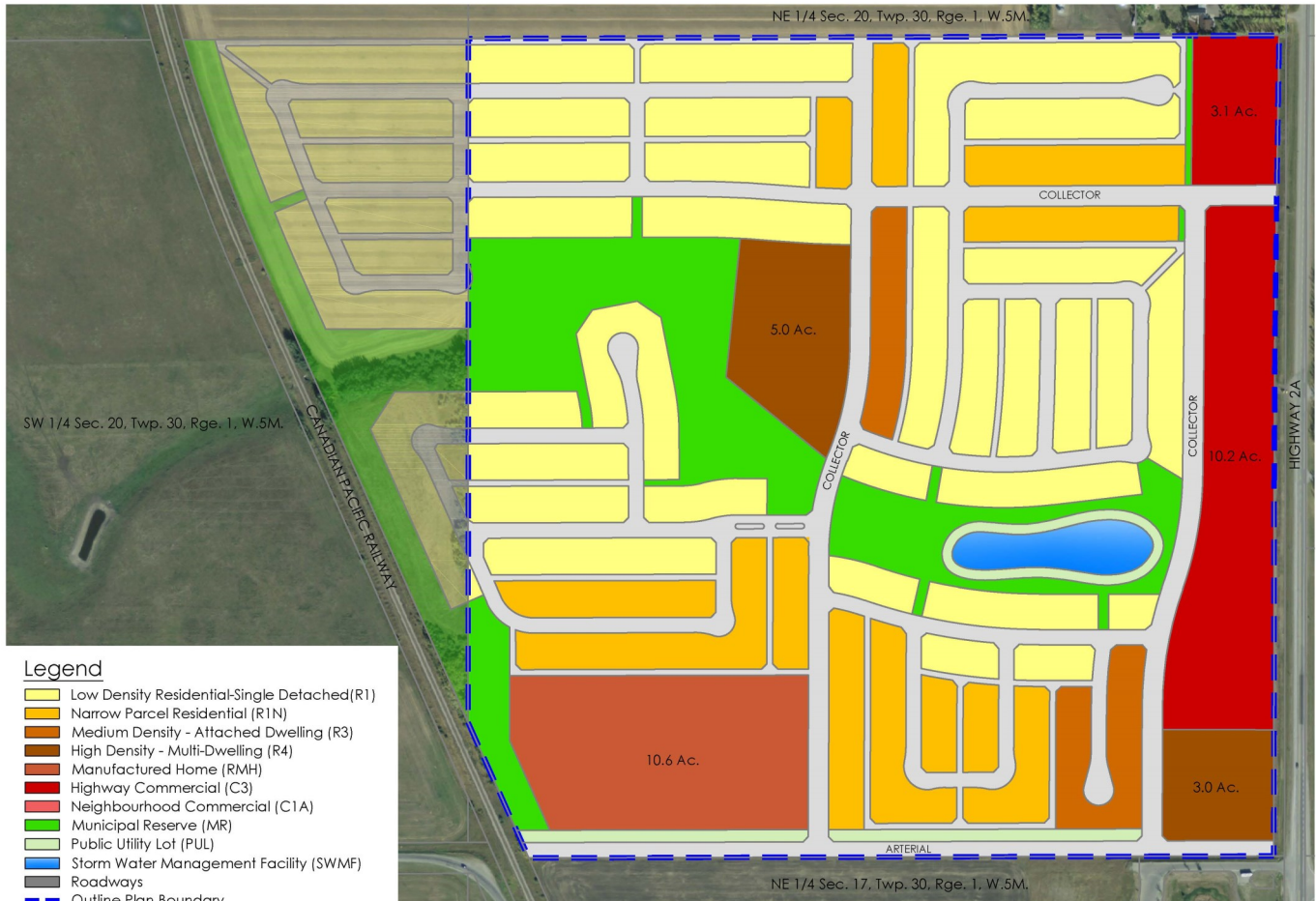


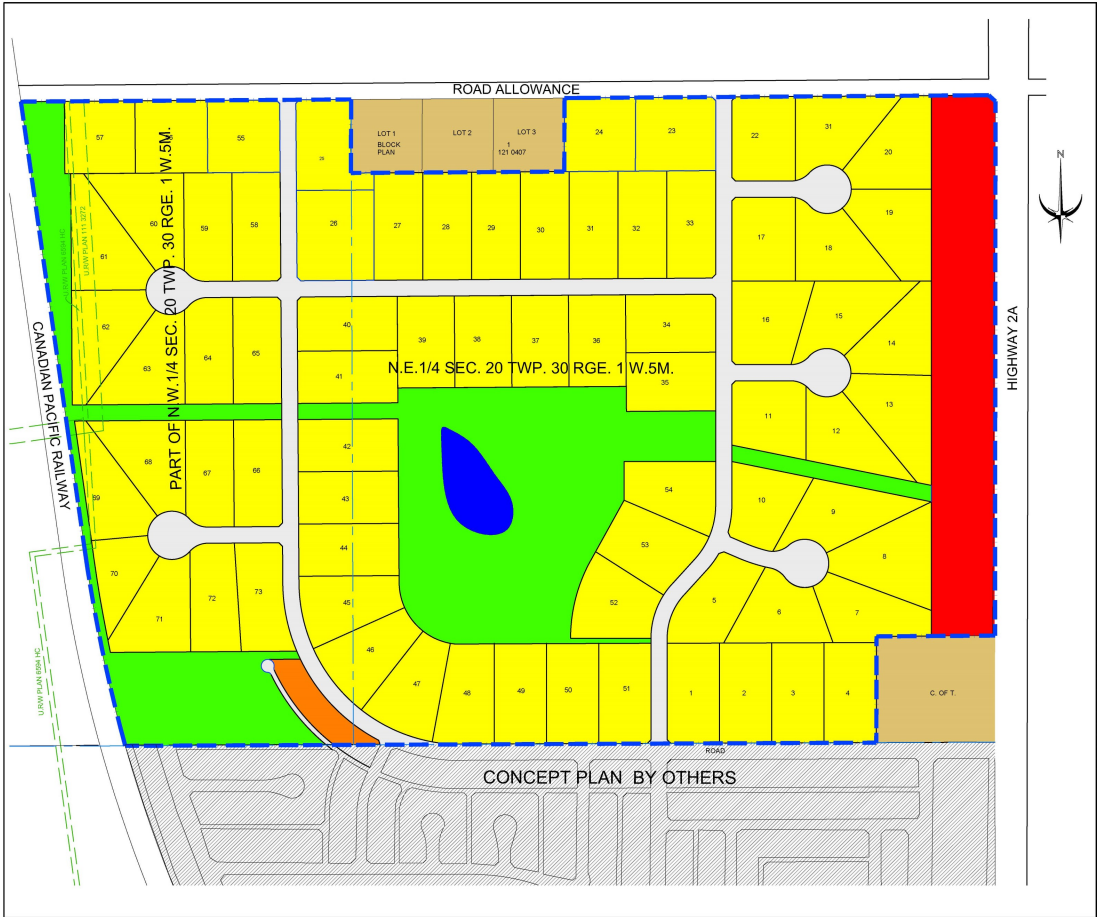
FIGURE 4.0 - CONCEPT PLAN

- **157 acre site with land use approved for immediate development, full municipal services**
- **mixed use area structure plan approved by the Town of Carstairs with several residential options, manufactured homes and commercial**
- **Heritage Pointe ASP Link: [Heritage Point ASP.pdf](#)**

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OPTION B - SECOND PHASE



LEGEND:

- LOW DENSITY RESIDENTIAL-SINGLE DETACHED (R1).....
- NARROW PARCEL RESIDENTIAL (R1N).....
- HIGHWAY COMMERCIAL.....
- STORM WATER MANAGEMENT FACILITY (SWMF).....
- MUNICIPAL RESERVE (MR).....
- ROADWAYS.....
- EXISTING SUBDIVISION IN THE AREA.....
- OUTLINE PLAN BOUNDARY.....

SCALE 1:2000

- 73 country residential acreages
- multi-generational residences
- home business use
- highway commercial
- generous greenspace
- municipal services available

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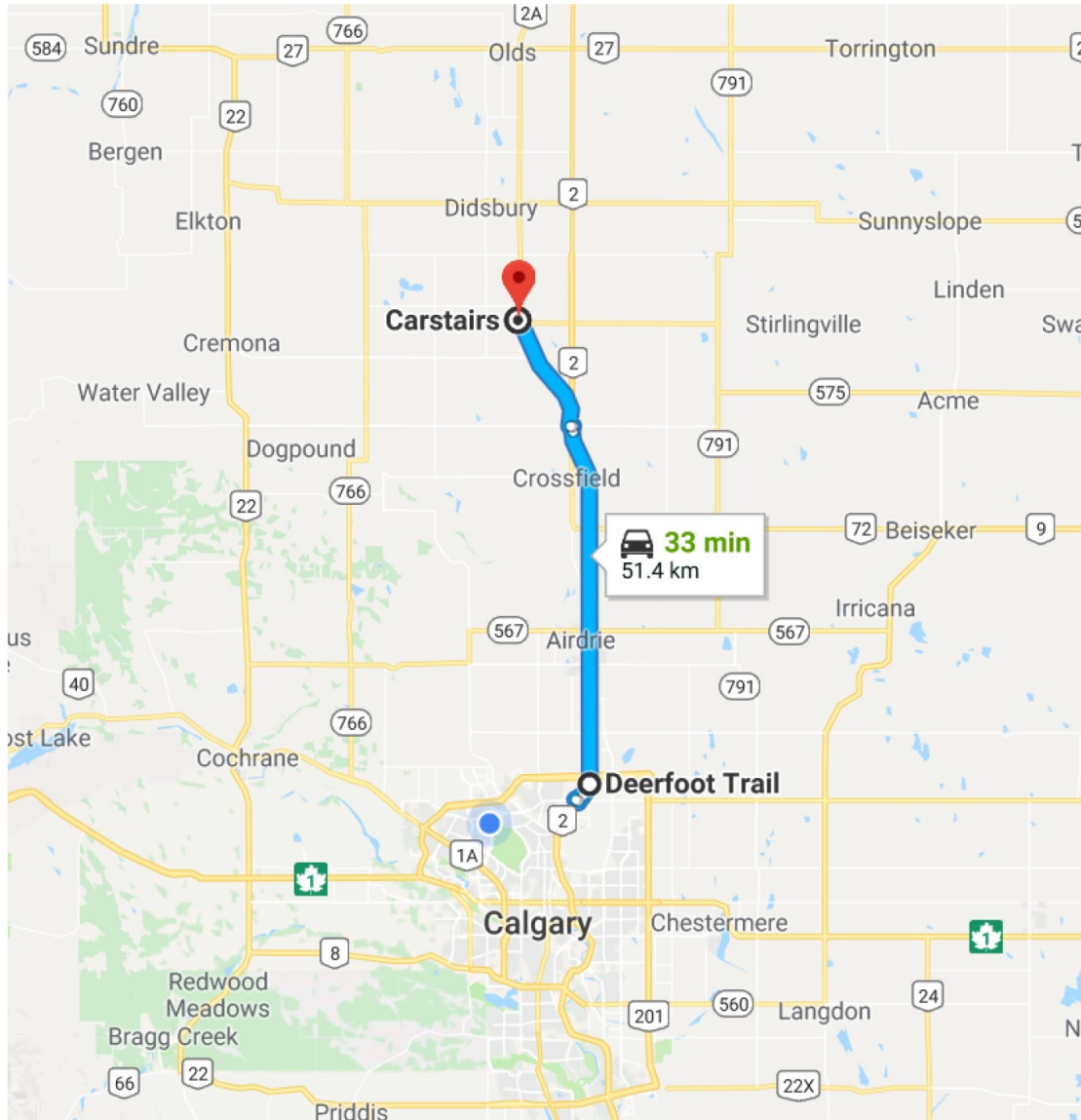


Legal Description

SE S20 T30 R1 W5	157.16 acres
NE S20 T30 R1 W5	148.89 acres
Plan 1811823, B2, L1	94.34 acres
Total	400.39 acres

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