

**21 Elkstone Way**  
**Rural Rocky View County, Alberta**

**MLS # A2239564**



**\$605,000**

<b>Division:</b>	Glendale Meadows
<b>Lot Size:</b>	2.00 Acres
<b>Lot Feat:</b>	-
<b>By Town:</b>	Calgary
<b>LLD:</b>	8-26-3-W5
<b>Zoning:</b>	R-CRD
<b>Water:</b>	Co-operative
<b>Sewer:</b>	-
<b>Utilities:</b>	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Welcome to ELKSTONE ESTATES (Lot #3) in the picturesque Bearspaw area. This is your chance to embrace peaceful country living while staying conveniently close to city amenities. Situated on a quiet cul-de-sac, this 2-acre lot offers a tranquil setting with open spaces, a paved road, and underground services right to the property line (including Power, Gas, and Rocky View Water Co-op). You're free to build your custom home with the builder of your choice. Thoughtfully crafted Architectural Guidelines help maintain the integrity and long-term value of the community. Come check out the property and see for yourself what makes this new Bearspaw development so special. Bonus for builders: 4 lots currently available in this desirable rural location.