



0 Highway 1A Exshaw Alberta

\$12,000,000

Located in Exshaw, this sizable land parcel spans approximately 52 acres, with 30-33 acres designated for a future residential subdivision development. Zoned currently as Hamlet Transit (HT), with an intended future transition to residential use, this property holds significant potential for future residential expansion within Exshaw. With the capacity to accommodate between 120 to 150 residential lots, ranging from 6,000 to 9,000 square feet each, this land presents one of the best opportunities to control one of the largest residential land developments in the Bow Valley. Positioned between Exshaw and Jura Creek, the gently sloped terrain of these lands promises to yield some of the most desirable residential lots in the region. Enhanced by a south-facing orientation, the potential for picturesque views and desirable living environments is unparalleled.

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Listing Presented By:



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