

\$599,000 - 12 Canal Estate Boulevard, Rural Rocky View County

MLS® #A2266821

\$599,000

0 Bedroom, 0.00 Bathroom,
Land on 3.95 Acres

NONE, Rural Rocky View County, Alberta

PERFECT COUNTRY LIVING!! CANAL ESTATES!! 4-ACRE LOTS BACKING ONTO THE CANAL!! NO NEIGHBOURS BEHIND!! NEXT TO STORM POND!! FULLY SERVICED LOTS IN A BRAND NEW SUBDIVISION!!

Escape the city without giving up convenience! These stunning 4-acre parcels offer canal views, peaceful surroundings, and the ultimate privacy with no neighbours behind. Ideally situated just 10 minutes to Chestermere, 5 minutes to Langdon's new plaza, and under 15 minutes to Hotchkiss & Calgary's SE! Quick access to HWY 1, Glenmore Trail, and HWY 22X keeps you connected in every direction. Here, you'll find the perfect balance of space, lifestyle, and opportunity – a place where you can build your dream home with room for family, hobbies, and future growth while enjoying the serenity of nature right at your doorstep. Chestermere and Langdon already offer excellent amenities, and Langdon is booming with exciting new additions – McDonald's, Petro-Canada, Sobeys Liquor, Dollarama, Rexall, IGA, and Anytime Fitness - JUST A 5 MINS DRIVE. This is your chance to own a large, fully serviced lot in a subdivision designed for the future – live big, breathe easy, and invest with confidence. LOTS ARE LIMITED – ACT NOW AND START BUILDING YOUR DREAM TODAY!



Essential Information

MLS® #	A2266821
Price	\$599,000
Bathrooms	0.00
Acres	3.95
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	12 Canal Estate Boulevard
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0H6

Amenities

Utilities	Electricity Available
-----------	-----------------------

Additional Information

Date Listed	October 24th, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.