

**243211 Paradise Road
Chestermere, Alberta**

MLS # A2267442



\$6,400,000

Division: North Acreages

Lot Size: 9.79 Acres

Lot Feat: -

By Town: -

LLD: 22-24-28-W4

Zoning: Large Lot Rural Residenti

Water: -

Sewer: -

Utilities: -

Prime 9.79-Acre Development Opportunity, Paradise Road, Chestermere An exceptional and strategically located 9.79-acre development parcel in the highly desirable North Acreages of Chestermere. This property offers tremendous potential in one of Alberta's fastest-growing cities, with quick access to Calgary and Highway 1, making it ideal for future residential growth. Currently zoned LLR, Large Lot Rural Residential, the land permits single detached homes, accessory buildings, and agriculture, with discretionary uses such as child-care facilities, B&B operations, community buildings, and places of worship. A land use redesignation is already underway, proposing: • R-1 Residential Single Detached: 43 lots • R-3 Residential Multi-Unit on the adjacent parcel • Integrated Municipal Reserve (MR), Environmental Reserve (ER), internal roads, and a stormwater management pond. This parcel is development-ready, with substantial due diligence already completed, including: • Planning & surveying • Engineering and Transportation Impact Assessment • Biophysical & geotechnical studies • Wetland assessment • Water and wastewater system assessment for servicing connections. The property also features a well-maintained 4-bedroom, 2-bathroom bungalow, outbuildings, a water well, and septic system, allowing interim rental or owner use during the planning phase. The land is flat, fully fenced, east-facing, and offers scenic creek views at the rear. With strong housing demand and significant municipal growth, this 9.79-acre site presents a rare, high-ROI opportunity for developers and investors looking to secure a prime piece of Chestermere's future.