

**Corner of Ross Ave and 674 Avenue E  
Cayley, Alberta**

**MLS # A2275015**



**\$1,799,900**

**Division:** NONE

**Lot Size:** 20.99 Acres

**Lot Feat:** Corner Lot, Open Lot

**By Town:** Cayley

**LLD:** 19-17-28-W4

**Zoning:** Hamlet Residential

**Water:** -

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Strategically located 20.99 acres of HR-zoned land in Cayley with a County-approved Area Structure Plan (ASP) in place. The approved ASP establishes clear land-use intent, access, and servicing concepts in alignment with Foothills County's Municipal Development Plan, significantly reducing planning and entitlement risk for future development, subject to County approvals. Ideally positioned just east of Highway 2 within the established south Calgary–Okotoks growth corridor, the property benefits from excellent regional connectivity while remaining outside urban congestion. This location supports a range of commercial and agri-commercial uses consistent with County policy and offers strong long-term investment and land-banking potential in a supply-constrained rural commercial market. The parcel is fee simple, generally level, and fenced, providing a practical and flexible development footprint. Supporting documentation, including the approved ASP, title, and aerial materials, is available upon request.