

**45 Elkstone Way**  
**Rural Rocky View County, Alberta****MLS # A2275962****\$595,000****Division:** NONE**Lot Size:** 2.00 Acres**Lot Feat:** Rectangular Lot, Treed**By Town:** Calgary**LLD:** 8-26-3-W5**Zoning:** R-CRD**Water:** Co-operative**Sewer:** -**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Discover this newly created 2 acre parcel just 10 minutes west of Calgary, offering the perfect blend of privacy and convenience. Surrounded by mature trees, the lot is ideally suited for a custom single-family home and is serviced by Rocky View Water Co-op. A fantastic opportunity to bring your vision to life! Contact us today to arrange a viewing and start planning your dream home.