



THE
A-TEAM

**RE/MAX
FIRST**

232 RANGE Road, Langdon T0J 1X3

MLS® #: **A2193423** Area: **NONE** Listing Date: **02/08/25** List Price: **\$12,999,999**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Langdon**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **5,527,328 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
64
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **R-SML & R-MID**
 Legal Desc:

Remarks

Pub Rmks: **Thrilled to present an exceptional opportunity to acquire a 126.89 (+/-) acre parcel of prime development land, ideally located in the vibrant and rapidly growing community of Langdon, just 15 kilometers east of Calgary and minutes from the City of Chestermere. This strategically positioned property is zoned R-SML and R-MID, with approved zoning for single-family, semi-detached, and multi-family homes, making it a rare and versatile canvas for your next residential development project. Situated in the southeast corner of Langdon, this parcel boasts unparalleled access to major transportation routes, including the intersection of Glenmore Trail and Highway 797 (also known as Range Road 272 or Centre Street in Langdon). Additionally, it offers seamless connectivity to Highway 22x, providing direct routes into Calgary and beyond. The location is further enhanced by its proximity to the De Havilland Field Project in Cheadle, Alberta—a state-of-the-art aircraft**

manufacturing facility spanning approximately 1,500 acres. At full operation, this facility is expected to create up to 1,500 jobs, positioning Langdon as an ideal residential hub for future employees seeking a balanced lifestyle with easy access to work and amenities. Langdon is a community on the rise, known for its spacious development lots, serene environment, and family-friendly atmosphere. With the growing trend of hybrid work models, more individuals and families are drawn to areas like Langdon that offer a peaceful retreat without sacrificing convenience. The community is experiencing rapid growth, with new schools, restaurants, gas stations, a mechanic shop, a car wash, and other commercial amenities already in place. Additionally, Langdon is actively encouraging further development, including recreational facilities, commercial spaces, and housing projects, making it a hotspot for long-term investment. The property itself is surrounded by natural beauty, with the Track Golf Course to the north and expansive agricultural lands to the east and west, providing a tranquil backdrop for future residents. For added peace of mind, the South Health Campus is just a 20-minute drive away, ensuring access to top-tier medical care. This is a rare chance to secure a significant land parcel in one of Alberta's most promising communities. Whether you're planning a large-scale residential development or a mixed-use project, this land offers endless potential. The seller is open to creative financing options, including Vendor Take Back (VTB), making this opportunity even more accessible. Don't miss out on this prime development opportunity in Langdon—a community that perfectly blends growth, convenience, and quality of life. Contact us today to explore how this land can become the foundation of your next successful project!

Inclusions:

Property Listed By:

N/A

PREP Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





