



GRASSROOTS

REALTY GROUP

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1830 SARCEE TR NW
Calgary, Alberta

MLS # C4285621



\$12,700,000

Division:	Bowness		
Type:	-		
Style:	-		
Size:	-	Age:	-
Beds:	-	Baths:	-
Possession:	-		
Garage:	-		
Driveway:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Taxes:	-
Basement:	-	Condo Fee:	-
Exterior:	-	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	-		

Inclusions: -

With a stunning panoramic view of the River valley from North, to East, and South, this exceptional inner-city property comprises just over 39 acres and is bordered by Edworthy Park, One of Calgary's oldest and largest natural reserves featuring the Douglas Fir Trail, with 169 hectares of walking trails, bike paths, picnic and playground areas, and the Bow River. The exceptional view from the property encompasses the City of Calgary, Shouldice Athletic Park, and the Alberta Children's Hospital. A 2600 sq ft home sits on the property and offers 4 large bedrooms up and one down, large separate dining area, living room and kitchen that overlooks the river valley, and a walkout basement with additional bedroom, bathroom, and great room. Numerous studies have been completed on this property for development purposes, and a large amount of clearing has already taken place. The brand-new development of Trinity Hills opening phase