



THE
A-TEAM

**RE/MAX
FIRST**

30226 SPRINGBANK Road, Rural Rocky View County T3Z 3L9

MLS® #: **A2093063** Area: **NONE** Listing Date: **11/13/23** List Price: **\$3,995,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Rural Rocky View County**
Year Built: **0**
Lot Information
Lot Sz Ar: **867,279 sqft**
Lot Shape:
Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

188
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

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>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CRD**
Legal Desc: **6626 JK**

Remarks

Pub Rmks: **Subdivision ready for nine, two acre building sites all with mountain views. Subdivision ready by Rocky View County. Located in the heart of Springbank just 20 minutes to downtown Calgary and minutes from the new ring road. K-12 schools are only 5 minutes from the site and major retail centres and senior residences are also just a short drive away. Documents are available from the Seller Agent. Complete details available to Buyer Agents with a registered Buyer. A unique opportunity providing a prime location for new country residential homes.**

Inclusions: **None**
Property Listed By: **RE/MAX HOUSE OF REAL ESTATE**

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





