



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 SPRINGBLUFF Boulevard, Calgary T3H 5R5**

MLS® #: **A2133235**

Area: **Springbank Hill**

Listing Date: **05/18/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**12,906 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**38**

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

Title:

**Fee Simple**

Legal Desc:

**252HP**

Zoning:

**R-1**

Remarks

Pub Rmks: **Discover the ultimate in luxury living at Elkton Heights Estates by Strada Developments, nestled within the prestigious Springbank Hill community. Picture yourself waking up to stunning 180-degree views of the majestic Rockies and serene valleys along the Elbow River. With only 8 spacious lots available, each offering the perfect canvas for your dream home, this is an opportunity you won't want to miss. Partner with Bella Strada Homes to bring your vision to life, whether you're envisioning a grand two-story estate or a spacious luxury bungalow. These generously sized lots, ranging from over 10,000 to 14,000 square feet, all offer walkout plans, maximizing both space and functionality. Seize the opportunity to enjoy the last available mountain view lots in the community, embracing the peace and tranquility of the ridge-top location. These lots enjoy the privacy of quiet residential roads, and their unobstructed views are surrounded by a fully developed community. These lots offer ample south-southwest exposures, providing 180-degree views of the mountains and valleys, perfect for enjoying stunning sunsets over the Rockies. Enjoy the convenience of nearby playgrounds, scenic pathways, and all the amenities Springbank Hill has to offer, from top-rated schools to upscale dining and shopping. This is more than just a home; it's a lifestyle. Seize the chance to make your dream a reality in one of Calgary's most desirable communities. Contact us today to reserve your lot and start building the life you've always imagined.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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



