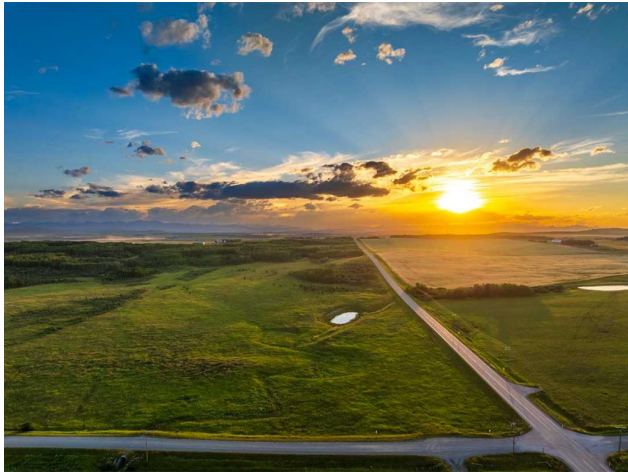


**SW CORNER OF RANGE ROAD 35 & SPRINGBANK ROAD , Rural Rocky View County T3Z 2R3**

MLS®#: **A2170199**      Area: **NONE**      Listing Date: **10/04/24**      List Price: **\$4,500,000**  
 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: **6,969,600 sqft**  
 Lot Shape:

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

DOM  
**78**  
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

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **A-GEN**  
 Legal Desc:

Remarks

Pub Rmks: **"Buy land, they're not making it anymore" -Mark Twain | Never truer and especially when its a virgin quarter section with 160 ares of premium Springbank real estate. Situated in central Springbank, just a few minutes west of the Springbank Park for All Seasons, this property has unique features including rolling**

**topography, mountain views, trees & brush married with prime Alberta Prairie. Perfect for the investor, land banker, farmer or savvy buyer who is seeking an opportunity to build their legacy property. This site is away from road noise or impact from the Springbank Off Stream Reservoir and within 25 minutes to Downtown Calgary, 45 Minutes to Canmore, and 8 minutes to the future Costco and amenities at Bingham Crossing.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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

