



THE A-TEAM

RE/MAX FIRST

58 SPRINGBANK HEIGHTS Drive, Rural Rocky View County T3Z 1C5

MLS® #: A2171433 Area: Springbank Heights Listing Date: 10/09/24 List Price: \$698,000
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: 91,476 sqft
Lot Shape:

Access:
Lot Feat:
Park Feat:

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

DOM

73
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

Table with 5 columns: Room, Level, Dimensions, Room, Level, Dimensions

Title: Fee Simple
Legal Desc: 1312829
Zoning: R-CRD

Remarks

Pub Rmks: Discover the perfect balance of luxury and nature with this exceptional property, offering stunning mountain views and a direct sightline to Bearspaw. This walkout basement lot is ideal for building your dream home, with no condominium or water co-op fees. You'll enjoy the benefits of a reliable water well and direct access to some of the region's most coveted amenities. Located near the renowned Springbank and Mickelson golf courses, and just minutes away from the future Costco, set to open in 2025, this location provides the perfect blend of convenience and serenity. Families will appreciate the proximity to top-rated Edge and Springbank schools, while outdoor enthusiasts will love the property's adjacency to a protected wildlife corridor on the west side, ensuring no future development in that space. This is your opportunity to create a peaceful retreat while staying close to all the essentials.

Inclusions:  
Property Listed By:

**None**  
**RE/MAX House of Real Estate**

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

