



THE A-TEAM

RE/MAX FIRST

33097 TOWNSHIP ROAD 250 , Rural Rocky View County T3Z 1L4

MLS#: A2193651 Area: NONE Listing Date: 02/12/25 List Price: \$9,238,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Rocky View County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 3,804,530 sqft
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

10
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: Well
Kitchen Appl: Fnd/Bsmt:
Int Feat:
Utilities:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc:
Zoning: A-Gen

Remarks

Pub Rmks: 87 (+-) Acres Ideally Situated in Springbank, just a few minutes west of Calgary on the Trans Canada Highway with access off of Township Road 250. This property is located directly north of Calaway Park, immediately West of the Edge School, and South East of the Calgary/ Springbank Airport (CYBW). This site is poised for incredible development potential and investment opportunity: Currently zoned for Agricultural, and within the immediate vicinity is Bingham Crossing (Future

Costco), Springbank Airport, Edge School, Calaway Park and proposed recreation/ commercial/ residential development by the Bearspaw First Nation. This site has services nearby including the newly installed HAWSCO sanitary sewer in the north ditch along 250. The site is relatively flat with spectacular unobstructed mountain views. Additionally there is a quonset and farmhouse in great condition.

Inclusions:
Property Listed By:

As is where is
eXp Realty

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











