



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33022 TOWNSHIP ROAD 250 , Rural Rocky View County T3Z 1L9**

MLS® #: **A2194997**      Area: **Springbank**      Listing Date: **02/20/25**      List Price: **\$1,698,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **1991**  
 Year Built: **1991**  
 Lot Information  
 Lot Sz Ar: **174,240 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,210**  
 Low Sqft:  
 Ttl Sqft: **3,210**

DOM

**2**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped,Many Trees,Rectangular Lot Quad or More Attached**  
 Park Feat:

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Boiler,In Floor,Fireplace(s),Forced Air**  
 Sewer: **Septic Field,Septic Tank**  
 Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Concrete,Hardwood,Marble**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Granite Counters,No Smoking Home,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 14`5"
Laundry	Main	14`0" x 12`10"
Other	Main	15`11" x 10`4"
Bedroom - Primary	Main	20`2" x 12`8"
Bedroom	Main	14`8" x 14`4"
Media Room	Lower	17`2" x 19`6"
Game Room	Lower	17`8" x 46`1"
Library	Lower	10`1" x 16`5"
4pc Bathroom	Main	7`6" x 7`10"

Room	Level	Dimensions
Kitchen	Main	9`10" x 11`6"
Dining Room	Main	15`4" x 13`0"
Great Room	Main	14`2" x 18`0"
Bedroom	Main	15`0" x 13`7"
Loft	Second	13`4" x 10`8"
Family Room	Lower	12`11" x 21`6"
Office	Lower	10`6" x 9`9"
4pc Ensuite bath	Main	15`6" x 7`11"
2pc Bathroom	Main	

Title:  
**Fee Simple**  
Legal Desc:

**8910690**

Zoning:  
**Residential**

Remarks

Pub Rmks: **This 4-ACRE property at 33022 Township Road 250 in Springbank is awaiting final approval for rezoning to "Airport Interface," having already passed the first two readings under Motion C2 at the December 11, 2024, Rocky View County meeting. If fully approved, this designation would support commercial and aviation-compatible development, making it a strategic acquisition for investors looking to capitalize on the area's transformation. Located just 5 minutes from Calgary's city limits and neighbouring Calaway Park, this property offers convenient access to schools, amenities, and key infrastructure projects, including the future BINGHAM CROSSING development and a newly approved COSTCO, further enhancing its investment appeal. The existing spacious 3,000+ sq. ft. BUNGALOW offers immediate rental income potential, featuring large living areas, two wood-burning fireplaces, a 750 sq. ft. deck with MOUNTAIN VIEWS, and an oversized 4-CAR GARAGE. The partially developed basement with a bathroom rough-in provides additional flexibility for customization or added value. Additionally, the 4-acre lot offers space for a hobby farm, with zoning that allows for up to two horses, making it a great option for those looking to enjoy COUNTRY LIVING while benefiting from FUTURE DEVELOPMENT POTENTIAL. As development momentum continues in this SOUGHT-AFTER CORRIDOR, this property presents a rare opportunity to invest in a high-growth area poised for commercial expansion. With rising demand for business and aviation-related opportunities, now is the time to secure this exceptional asset before final rezoning approval and further development drive property values even higher.**

Inclusions:  
Property Listed By: **Chest Freezer & Fridge in back hallway, Shed, Kubota  
CIR Realty**

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

















