\$4,500,000 - 243201 Range Road 33, Rural Rocky View County

MLS® #A2209793

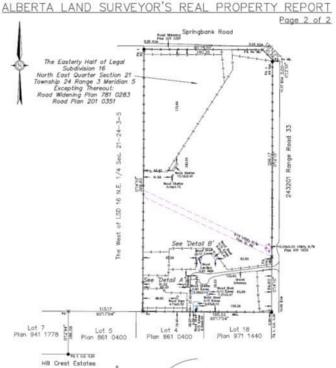
\$4,500,000

3 Bedroom, 2.00 Bathroom, 1,399 sqft Residential on 19.21 Acres

Springbank, Rural Rocky View County, Alberta

Offering of 19.2 Acres of development land located immediately SW of Springbank High School and the Springbank Park for All Seasons. Legal title of (East ½) Subdivision 16 NE-21-24-03-05, owned by the existing family since 1960 and currently leased to a local horse operation. The current zoning designation is Residential, Rural District (R-RUR). In the Draft 2024 Springbank Area Structure Plan, this parcel of land has a future zoning as Infill Residential where future lots in the infill residential area will range between +0.8 to +1.6 ha (+2 to. +4 acres) in size, or whatever is most prevalent on adjacent lands or in the immediate area. This parcel can be serviced for water by CalAlta and the water line can be tied into at the Springbank High School hub. This has been confirmed to be within the CalAlta area for servicing. The cost to tie into this service can be discussed with CalAlta directly. The current owner attended 2024 Public Hearings for the Springbank Area Structure Plan and presented amendments to this particular parcel that they felt would enhance future development possibilities to this area and the Springbank community. A future owner may consider utilizing this parcel of land with its current land designation or may also consider working with a planning and independent consultant if they wish to apply to Rocky View County to change the land use designation, being that community and







institutional land use areas are immediately across the road from this existing parcel. The current tenant has a lease until August 31st, 2025 and would like to continue to lease into the future.

Built in 1960

Essential Information

MLS® # A2209793 Price \$4,500,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,399
Acres 19.21
Year Built 1960

Type Residential Sub-Type Detached

Style Bi-Level, Acreage with Residence

Status Active

Community Information

Address 243201 Range Road 33

Subdivision Springbank

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 2E6

Amenities

Parking None

Interior

Interior Features See Remarks

Appliances Other

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement See Remarks

Exterior

Exterior Features Other
Lot Description Pasture
Roof Asphalt

Construction Composite Siding Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2025

Days on Market 9

Zoning R-RUR

Listing Details

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.