

# \$11,495,000 - Twp Rd 245 And Rr 32, Rural Rocky View County

MLS® #A2119407

**\$11,495,000**

0 Bedroom, 0.00 Bathroom,  
Land on 121.37 Acres

Springbank, Rural Rocky View County, Alberta

Exceptional 121.37 acre development site with unobstructed mountain views, gently sloping from northeast to southwest with many potential land use options including commercial, institutional, residential and seniors facilities, strategically located one and a half miles west of the City of Calgary on the south side of the Trans-Canada Highway adjacent to Commercial Court and across the highway from Bingham Crossing and the proposed COSTCO, potable water available, sanitary wastewater service has recently become available, shallow utilities are available from local service providers, 20.68 acres with buildings in the NE corner of the quarter available at a price to be negotiated.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2119407        |
| Price     | \$11,495,000    |
| Bathrooms | 0.00            |
| Acres     | 121.37          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | Twp Rd 245 And Rr 32 |
| Subdivision | Springbank           |

|             |                         |
|-------------|-------------------------|
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 2E4                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2024 |
| Days on Market | 366              |
| Zoning         | A-GEN            |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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