

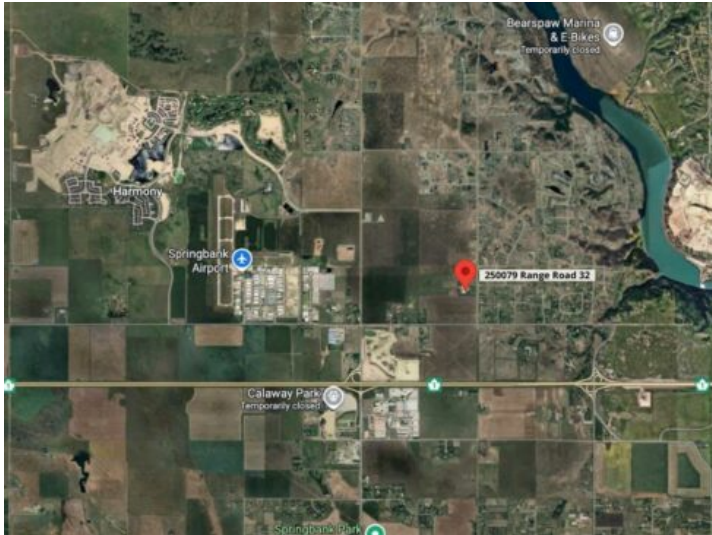


GRASSROOTS
REALTY GROUP

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250079 Range Road 32
Rural Rocky View County, Alberta

MLS # A2267888



\$6,300,000

Division: Springbank

Lot Size: 79.49 Acres

Lot Feat: -

By Town: Calgary

LLD: 3-25-3-W5

Zoning: A-SML, R-RUR

Water: Other

Sewer: -

Utilities: -

Open to offers! Located just five minutes west of Calgary in the highly sought-after Springbank corridor, this expansive ~80 acre parcel offers a compelling land-value investment with strategic flexibility for the future. The sale is land value only, but includes an original Bungalow, barn, two arenas, a shop and multiple outbuildings (all sold as-is). Current tenant operating horse boarding and riding stables. The inclusion of existing facilities gives immediate functional utility for equestrian or hobby-farm operations while holding or planning future subdivision or rezoning. Situated near amenities such as the Springbank Airport, Bingham Crossing, and Edge School. The parcel benefits from highly desirable positioning, and strikes a balance of country acreage living with proximity to the city. The recently adopted Springbank Area Structure Plan (ASP) supports the parcel's use as either premium country residential or a land-bank for future acreage subdivision or transition. The ASP confirms that new country-residential lots will generally be two acres or greater, and the plan safeguards the rural agricultural character while directing growth to appropriate nodes. Convenient access to Calgary and major transportation thoroughfares from this site supports both present enjoyment of the land and future upside for subdivision, rezoning or strategic hold. Equestrian infrastructure, riding facilities and hobby farm uses are well entrenched in this market, enhancing the immediate utility of the site and aligning with buyer preferences in the region. The Springbank area is recognized for premium acreages; given limited supply and strong lifestyle demand, this offering is well placed to appeal to both owner-occupiers and investors.