



GRASSROOTS

REALTY GROUP

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**75.50 Acres North Springbank 5;3;25;28;SE
Rural Rocky View County, Alberta**

MLS # A2268464



\$8,500,000

Division: Springbank

Lot Size: 75.50 Acres

Lot Feat: -

By Town: Calgary

LLD: 28-25-3-W5

Zoning: AG1

Water: Well

Sewer: -

Utilities: -

One of the rarest and most remarkable properties I have encountered in my four-decade career, this extraordinary 78-acre peninsula-shaped parcel is set along the banks of the Bow River and offers a truly irreplaceable location. The land commands breathtaking views in every direction—sweeping panoramas of the Rocky Mountains, direct sightlines to downtown Calgary, and serene vistas of the river valley below. Ideally positioned just north of local schools and shopping, the property offers both exceptional privacy and convenient access to downtown Calgary and the International Airport. Final discussions with Rocky View County remain underway, but the development potential of this site is undeniable. This is a once-in-a-lifetime opportunity to secure one of the most desirable and high-potential parcels ever to come to market—an offering without equal in location, scale, or vision.