



GRASSROOTS
REALTY GROUP

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30076 Springbank Road
Rural Rocky View County, Alberta

MLS # A2294157



\$1,699,900

Division: NONE

Lot Size: 4.99 Acres

Lot Feat: -

By Town: Calgary

LLD: 25-24-3-W5

Zoning: R-RUR

Water: Well

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

BUILD YOUR LEGACY: Build your masterpiece on this build-ready 4.99-acre Springbank parcel featuring breathtaking mountain vistas and a mature treed eastern and northern border for natural seclusion. This rare "bring your own builder" opportunity offers total freedom with NO time constraints and NO restrictive covenants. **SITE READY:** A drilled well is in place and services are at the property line. **FLEXIBLE R-RUR ZONING:** Massive value-add with zoning that allows for TWO dwelling units (primary home plus a detached secondary suite). Ideal for a private equestrian estate, Bed and Breakfast, or home-based business. **ELITE LIFESTYLE:** Minutes to top-tier education at Springbank High School and Webber Academy, the Springbank Arena (Park for All Seasons), world-class stables, and 3 premier golf courses. **ADVENTURE & CONVENIENCE:** 9 mins to WinSport for skiing and biking. Only 4 mins to Bingham Crossing and the new Costco opening Fall 2026! 75 mins to Banff. The perfect balance of countryside tranquility and elite urban convenience.