



**33066 Township Road 250**  
**Rural Rocky View County, Alberta**

**MLS # A2310667**



**\$5,995,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Agriculture, Commercial
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,934 sq.ft.
<b>Zoning:</b>	A-SML p8.1

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	10.01 Acres
<b>Lot Feat:</b>	-

Rare 10.01-acre future commercial/industrial development opportunity (Currently Zoned as A-SML p8.1) in Rocky View County, located just west of the City of Calgary and immediately north of the Trans Canada Highway #1, directly adjacent to the Springbank Airport. This is one of the most strategically positioned parcels available in the Springbank corridor. This site combines the potential for immediate revenue-generating commercial use, full turnkey site infrastructure, and exceptional long-term development upside under the recently approved Springbank Area Structure Plan. The site sits within the Springbank Airport Interface designation, which permits a broad range of Commercial Highway District and Business Recreation District uses including aircraft hangars and ancillary aviation buildings, agricultural and intensive agricultural operations, recreation and tourism uses, institutional and community uses, and a wide spectrum of light commercial and accessory development &mdash; making this one of the most flexible-use parcels in Rocky View County. Within the immediate proximity is Bingham Crossing including the anchor COSTCO, (officially announced Dec 2025) EDGE School, Harmony, Calaway Park & much more. All services are to the South. (Including HAWCO Sewer, Water, Fibre, Power, Gas etc.) Viewings by appointment only and full info packages available.