



GRASSROOTS
REALTY GROUP

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RIVERA NEW DEVELOPMENT Range Road 32 & Township 16 Road 23A791 Rural Rocky View County, Alberta



\$5,995,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11 sq.ft.
Zoning:	R-CRD / See Info Package

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

An exceptionally rare opportunity to acquire approximately 40 acres in Springbank with an approved redesignation and Conceptual Scheme in place for a full estate community build-out. Welcome to RIVERA. Situated in Central Springbank approximately 20 minutes to downtown Calgary, under 5 minutes to the future Costco at Bingham Crossing, and within a 15 minute radius of many of Calgary and area's most respected private and public schools, this community has been masterfully planned and carried through a multi-year entitlement process by a full professional consultant team. The approved plan creates seventeen (17) estate lots of approximately 2 acres each, sixteen (16) of which form this offering, served by a new internal municipal road and a dedicated stormwater facility. Piped potable water capacity was confirmed by the North Springbank Water Co-op in 2024, and the complete technical file is done: geotechnical, environmental, traffic, Level IV wastewater, stormwater and water supply, with no wetlands, no abandoned wells and no identified development constraints. Both existing residences are tenanted, providing holding income through final engineering and subdivision endorsement. This opportunity fits the developer stepping into an approved plan, the builder seeking a controlled lot pipeline, or the buyer group who wants to choose their neighbours and build a private enclave. Under Springbank's planning framework, very few properties will ever offer this designation with water commitments secured. One of the final Springbank acreage projects of its kind: build your legacy here. Sold en-bloc. All figures and measurements are approximate. Price excludes GST.