

\$3,800,000 - 243201 Range Road 33, Rural Rocky View County

MLS® #A2209793

\$3,800,000

3 Bedroom, 2.00 Bathroom, 1,399 sqft
Residential on 19.21 Acres

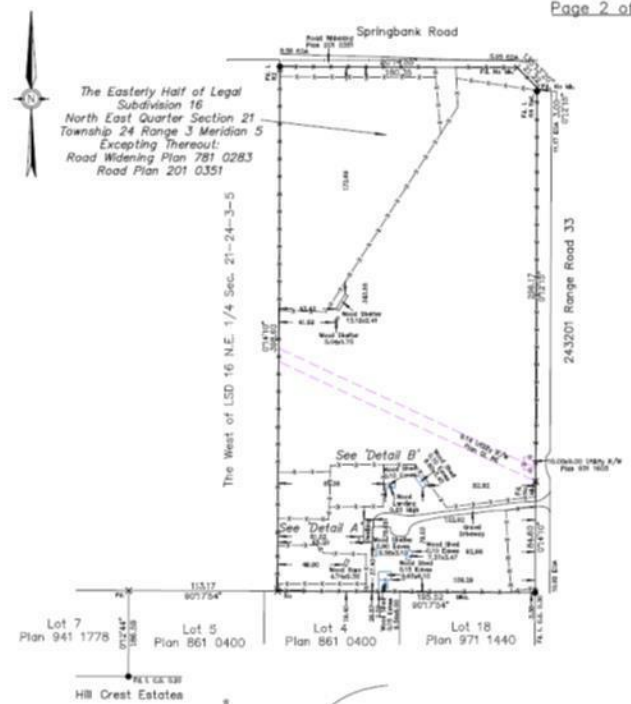
Springbank, Rural Rocky View County, Alberta

Offering of 19.2 Acres of development land located immediately SW of Springbank High School and the Springbank Park for All Seasons. Legal title of (East \hat{A} $\frac{1}{2}$) Subdivision 16 NE-21-24-03-05, owned by the existing family since 1960 and currently leased to a local horse operation. The current zoning designation is Residential, Rural District (R-RUR). In the Draft 2024 Springbank Area Structure Plan, this parcel of land has a future zoning as Infill Residential where future lots in the infill residential area will range between +0.8 to +1.6 ha (+2 to. +4 acres) in size, or whatever is most prevalent on adjacent lands or in the immediate area. This parcel can be serviced for water by CalAlta and the water line can be tied into at the Springbank High School hub. This has been confirmed to be within the CalAlta area for servicing. The cost to tie into this service can be discussed with CalAlta directly. The current owner attended 2024 Public Hearings for the Springbank Area Structure Plan and presented amendments to this particular parcel that they felt would enhance future development possibilities to this area and the Springbank community. A future owner may consider utilizing this parcel of land with its current land designation or may also consider working with a planning and independent consultant if they wish to apply to Rocky View County to change the land use designation, being that community and



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Page 2 of 2



institutional land use areas are immediately across the road from this existing parcel. The current tenant has a lease until August 31st, 2025 and would like to continue to lease into the future.

Built in 1960

Essential Information

MLS® #	A2209793
Price	\$3,800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,399
Acres	19.21
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	243201 Range Road 33
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2E6

Amenities

Parking	None
---------	------

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	See Remarks
----------	-------------

Exterior

Exterior Features	Other
Lot Description	Pasture
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	92
Zoning	R-RUR

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.