

# \$4,500,000 - Sw Corner Of Range Road 35 & Springbank Road, Rural Rocky View County

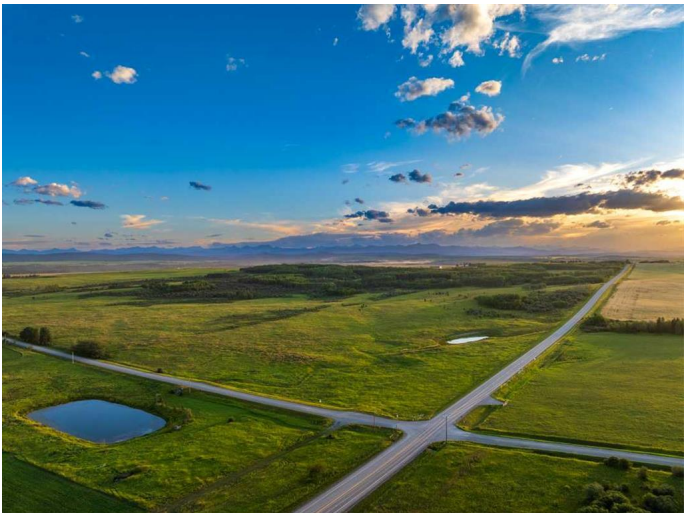
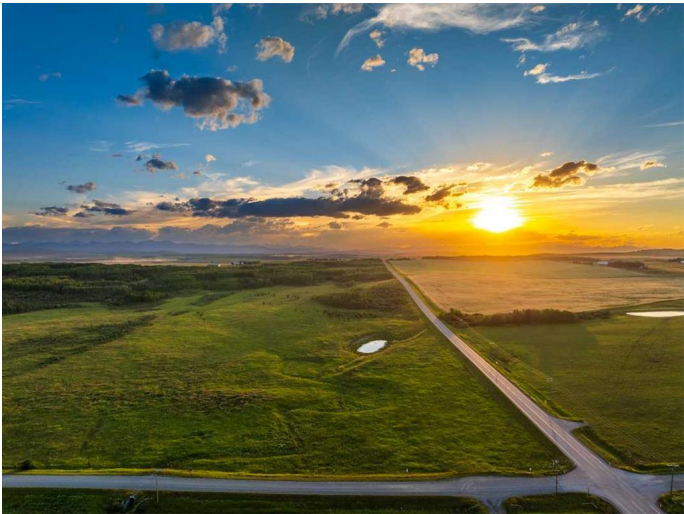
MLS® #A2195422

**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Rocky View County, Alberta

"Buy land, they're not making it anymore"  
-Mark Twain | Never truer and especially when its a virgin quarter section with 160 ares of premium Springbank real estate. Situated in central Springbank, just a few minutes west of the Springbank Park for All Seasons, this property has unique features including rolling topography, mountain views, trees & brush married with prime Alberta Prairie. Perfect for the investor, land banker, farmer or savvy buyer who is seeking an opportunity to build their legacy property. This site is away from road noise or impact from the Springbank Off Stream Reservoir and within 25 minutes to Downtown Calgary, 45 Minutes to Canmore, and 8 minutes to the future Costco and amenities at Bingham Crossing.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2195422         |
| Price     | \$4,500,000      |
| Bathrooms | 0.00             |
| Acres     | 160.00           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address Sw Corner Of Range Road 35 & Springbank Road

|             |                         |
|-------------|-------------------------|
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 2R3                 |

### **School Information**

|          |                                   |
|----------|-----------------------------------|
| District | Rocky View School Division No. 41 |
|----------|-----------------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 67              |
| Zoning         | A-GEN           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.