

# \$11,495,000 - Twp Rd 245 And Rr 32, Rural Rocky View County

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MLS® #A2119407

**\$11,495,000**

0 Bedroom, 0.00 Bathroom,  
Land on 121.37 Acres

Springbank, Rural Rocky View County, Alberta

Exceptional 121.37 acre development site with unobstructed mountain views, gently sloping from northeast to southwest with many potential land use options including commercial, institutional, residential and seniors facilities, strategically located one and a half miles west of the City of Calgary on the south side of the Trans-Canada Highway adjacent to Commercial Court and across the highway from Bingham Crossing and the proposed COSTCO, potable water available, sanitary wastewater service has recently become available, shallow utilities are available from local service providers, 20.68 acres with buildings in the NE corner of the quarter available at a price to be negotiated.

## Essential Information

MLS® #	A2119407
Price	\$11,495,000
Bathrooms	0.00
Acres	121.37
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	Twp Rd 245 And Rr 32
Subdivision	Springbank



City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2E4

### **Additional Information**

Date Listed	March 31st, 2024
Days on Market	469
Zoning	A-GEN

### **Listing Details**

Listing Office	Houston Realty.ca
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