

# \$9,238,000 - 33097 Township Road 250, Rural Rocky View County

MLS® #A2193651

**\$9,238,000**

0 Bedroom, 0.00 Bathroom,  
Land on 87.34 Acres

NONE, Rural Rocky View County, Alberta

87 (+-) Acres Ideally Situated in Springbank, just a few minutes west of Calgary on the Trans Canada Highway with access off of Township Road 250. This property is located directly north of Calaway Park, immediately West of the Edge School, and South East of the Calgary/ Springbank Airport (CYBW). This site is poised for incredible development potential and investment opportunity: Currently zoned for Agricultural, and within the immediate vicinity is Bingham Crossing (Future Costco), Springbank Airport, Edge School, Calaway Park and proposed recreation/ commercial/ residential development by the Bearspaw First Nation. This site has services nearby including the newly installed HAWSCO sanitary sewer in the north ditch along 250. The site is relatively flat with spectacular unobstructed mountain views. Additionally there is a quonset and farmhouse in great condition.

## Essential Information

MLS® #	A2193651
Price	\$9,238,000
Bathrooms	0.00
Acres	87.34
Type	Land
Sub-Type	Residential Land



Status Active

### Community Information

Address 33097 Township Road 250  
Subdivision NONE  
City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T3Z 1L4

### Additional Information

Date Listed February 12th, 2025  
Days on Market 71  
Zoning A-Gen

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.