

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

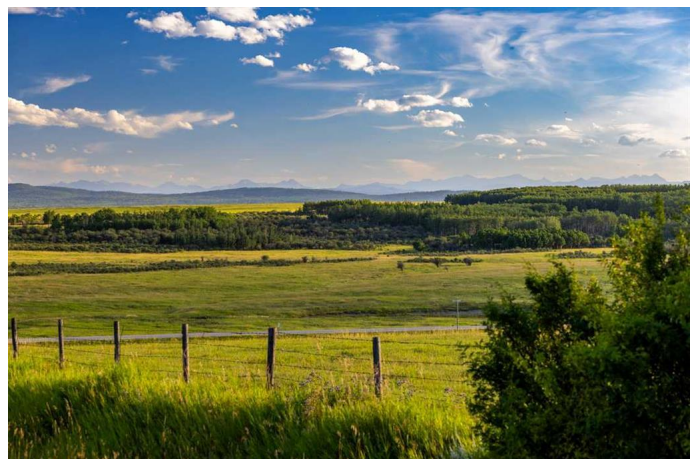
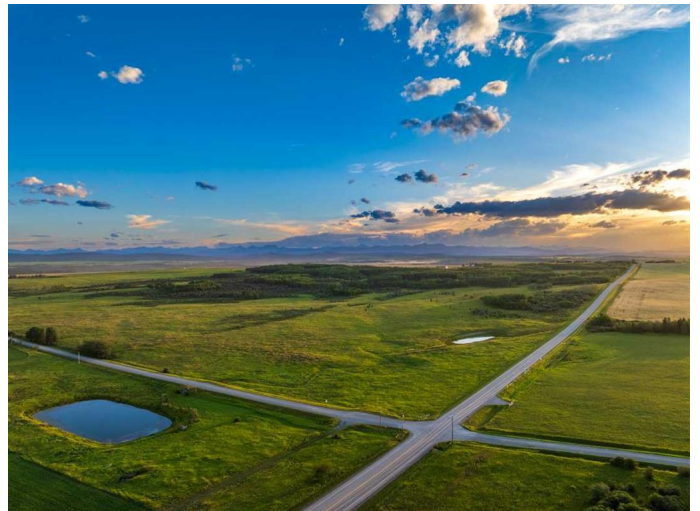
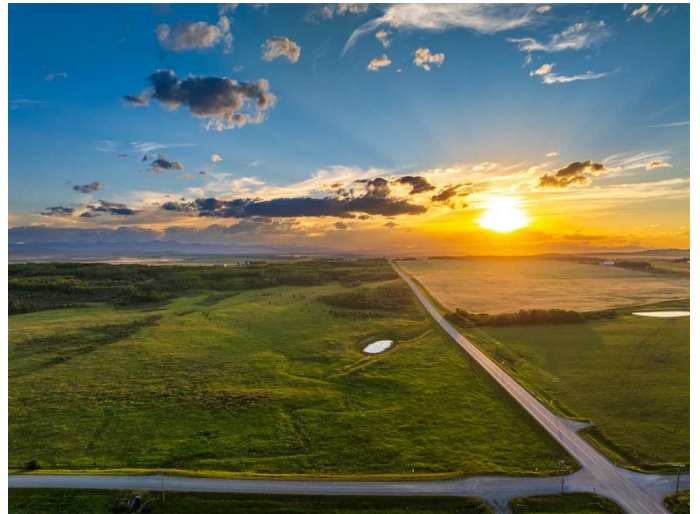
MLS® #A2195422

**\$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	50
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.