



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 11.29 Acres Huggard Road Rural Rocky View County, Alberta

**MLS # A2214515**



# \$2,200,000

<b>Division:</b>	Springbank
<b>Lot Size:</b>	11.29 Acres
<b>Lot Feat:</b>	Corners Marked, Few Trees, Irregular Lot, Open Lot, Views
<b>By Town:</b>	Calgary
<b>LLD:</b>	27-24-2-W5
<b>Zoning:</b>	R-RUR/R-RUR p4.0
<b>Water:</b>	Well
<b>Sewer:</b>	None
<b>Utilities:</b>	Electricity, Electricity Purchaser to Verify, Natural Gas at Lot Line

11.29-acre Dream location with unparalleled mountain views in desirable Springbank. The neighbouring estate home on 4.72 acres is also available MLS# A2217191. Potential exists for further subdivision or just build your dream home and enjoy the country feeling with easy and great access to the city, airport, Banff, K country and so on&hellip;., no time limit to build. Within 5 kilometers or less you will have access to, Calaway Park, Edge School, Springbank Park for All Seasons, Elbow Valley Elementary School, Springbank Middle School & Springbank Community High School. This parcel has access from Huggard road east of Range Road 33. This is probably the last remaining smaller parcel of land available in South Springbank so don&rsquo;t delay, view and offer today. New Springbank ASP Infill Residential Land Use Strategy allows for ~ 2acre lots. Existing commercial water well on the south end of the property. Full due diligence and information package available, including approved survey, groundwater reports, sewage treatment assessments and more.