



**GRASSROOTS**  
REALTY GROUP

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**244027 Horizon View Road**  
**Rural Rocky View County, Alberta**

**MLS # A2258259**



**\$5,900,000**

**Division:** NONE

**Lot Size:** 20.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 25-24-3-W5

**Zoning:** R-CRD

**Water:** Well

**Sewer:** -

**Utilities:** -

**INVESTOR & BUILDER ALERT!** Approved Subdivision in Springbank, Alberta Rare Development Opportunity in the heart of Springbank—one of Alberta’s most desirable rural communities. This exceptional 20-acre property has been approved by Rocky View County for subdivision into nine Country Residential lots, presenting a ready-to-go opportunity to create a prestigious residential enclave. With breathtaking Rocky Mountain views and scenic countryside, the land offers an unmatched natural setting for a luxury community. Just minutes from Calgary, the property is located four minutes from the city limits, twenty minutes to downtown, and approximately three kilometers from Stoney Trail (Ring Road), ensuring quick and convenient access to all parts of the city and surrounding areas. Springbank is renowned for its top-rated public and private schools, golf courses, shopping, dining, and abundant recreational amenities—making it one of the most sought-after places to live in Alberta. Whether you are an investor, builder, or developer, this property provides a rare, shovel-ready opportunity to meet the strong demand for country residential living near Calgary. With approvals in place, stunning landscapes, and a strategic location, this land is primed for development into an exclusive estate community or could serve as a remarkable private holding. Don’t miss this extraordinary chance to secure one of Springbank’s rare approved multi-lot subdivisions.