



**GRASSROOTS**  
REALTY GROUP

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**SW Corner of Range Road 35 & Springbank Road  
Rural Rocky View County, Alberta**

**MLS # A2275667**



**\$4,500,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 19-24-3-W5

**Zoning:** A-GEN

**Water:** None

**Sewer:** -

**Utilities:** -

"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.