



**GRASSROOTS**  
REALTY GROUP

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**243080 Morning Vista Way  
Rural Rocky View County, Alberta**

**MLS # A2285392**



**\$788,800**

**Division:** Springbank

**Lot Size:** 1.98 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 23-24-3-W5

**Zoning:** R-1

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Welcome to MORNING VISTA ESTATES, an exclusive estate community in Springbank featuring 2½ acre lots fully serviced with water, electricity, and gas. Surrounded by Alberta's breathtaking prairie landscape, this community offers pure prairie air, expansive views, and an exceptional setting for families seeking space, privacy, and a higher quality of life — all just minutes from Springbank Schools and Springbank Park For All Seasons (SPFAS). The seller has building plans approved by the developer for a 5,000 sq. ft. custom home and a 2,000 sq. ft. accessory building, offering a valuable head start on bringing your estate vision to life. Bring your preferred builder and create a residence tailored to your lifestyle. Residents enjoy quick mountain access, three nearby golf courses, proximity to top public and private schools, higher-end shopping, and a focus on healthy living with the Westside Recreation Centre close by. This is a like-minded estate community designed to inspire life-changing experiences for young children and long-term family living. This 1.98-acre lot is perfectly suited for those seeking space, serenity, and luxury country living — just minutes from the city. GST due diligence is required.