



**GRASSROOTS**  
REALTY GROUP

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**20 Devonian Ridge Place**  
**Rural Rocky View County, Alberta**

**MLS # A2289307**



**\$800,000**

**Division:** Springbank

**Lot Size:** 1.98 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 11-25-3-W5

**Zoning:** Country Residential

**Water:** Well

**Sewer:** -

**Utilities:** Electricity at Lot Line, Electricity Paid For, Fiber Optics at Lot Line, High

Nestled within the exclusive gated community of Devonian Ridge Estates in Springbank, this remarkable piece of land offers an unparalleled opportunity to build your dream home. Spanning just under two acres, Lot 9, known as "Brook Haven," boasts direct access to the community pond and features the largest private beach in the development (only 2 lots have beach access). Imagine summer days spent swimming, paddleboarding, or simply relaxing by the water's edge. Surrounded by over 100 acres of protected parkland, this boutique development is thoughtfully designed with family living in mind. The community's Homestead Park includes a picturesque pond with a gazebo, a BBQ and fire pit area, putting green and a stunning custom waterfall, creating a serene and inviting atmosphere. Adjacent to the Springbank Links Golf Course, the property is perfectly positioned for those who appreciate both recreation and tranquility. Despite its peaceful setting, this location offers exceptional convenience. Downtown Calgary is just a 25-minute drive away, while the nearby Springbank Airport and proximity to Nakiska and Banff make it ideal for both business and leisure travel. Shopping, dining, and fitness options are within 15 minutes at The West District and The Calgary Farmers Market West/with additional amenities just 10 minutes away at COP/Gateway at Trinity Hills. Adding to the appeal, the highly anticipated Bingham Crossing development, set to open in fall 2026, will feature a new Costco, further enhancing the convenience and lifestyle offerings of the area. For nature enthusiasts, the surrounding area provides breathtaking river valley walks and abundant wildlife. This is a rare opportunity to embrace a lifestyle that seamlessly blends luxury, nature, and accessibility.