



**GRASSROOTS**  
REALTY GROUP

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

**30076 Springbank Road  
Rural Rocky View County, Alberta**

**MLS # A2294157**



**\$1,699,900**

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**Division:** NONE

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**Lot Size:** 4.99 Acres

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**Lot Feat:** -

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**By Town:** Calgary

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

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**Zoning:** R-RUR

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**Water:** Well

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**Sewer:** -

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**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

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Build your legacy on this build-ready 4.99-acre parcel, featuring breathtaking mountain vistas and a mature treed eastern and northern border for natural seclusion. This raw land offers a rare "bring your own builder" opportunity with no time constraints or restrictive covenants. The site is ready with a drilled well and services at the property line. Flexible R-RUR Zoning: Allows for two dwelling units (primary home plus a secondary detached suite). Explore opportunities for a Bed and Breakfast, equestrian centre, or a home-based business, amongst other uses. Prime Springbank Location: Convenience: 4 mins to the new Bingham Crossing (Shopping and Lifestyle Centre includes Costco opening soon) and near Aspen Landing Shopping Centre. Recreation: 9 mins to WinSport for skiing, snowboarding, and mountain biking; minutes to Springbank Park for All Seasons & Mickelson National Golf. Education: 14 mins to University of Calgary; close to Springbank High School & Webber Academy. Adventure: Just 75 mins to Banff National Park and world-class Rocky Mountain ski resorts. The perfect balance of Canadian countryside tranquility and elite urban amenities/convenience.