



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2295528**



**\$830,000**

**Division:** Springbank

**Lot Size:** 1.98 Acres

**Lot Feat:** Cul-De-Sac, Sloped Down

**By Town:** Calgary

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

**Zoning:** Country Residential

**Water:** Well

**Sewer:** -

**Utilities:** Electricity at Lot Line, High Speed Internet, Natural Gas at Lot Line, Phone

**\*\*RARE OPPORTUNITY\*\*** in Devonian Ridge Estates, an exclusive community set on a historic Springbank property. This boutique subdivision is limited to just 10 lots, making it one of the most private and unique offerings in the area. Lot 7, "River Run," is the only lot currently for sale in the estate, offering a chance to build your dream home in an incredibly special setting. Spanning just under two acres, this homesite features incredible views of the Bow River along with sight-lines to the Calgary skyline, and Canada Olympic Park. Majority of the utilities are set up with electricity and natural gas brought to the lot line, plus a drilled well in place, making this a much easier path to getting your build underway. Devonian Ridge Estates was designed with lifestyle in mind. Residents enjoy access to the community pond with a beach, gazebo, BBQ and fire pit area, putting green, and a stunning custom waterfall. The community also has access to a pathway leading to the Bow River and a quiet swimming inlet, all connected to over 100+ acres of protected park. It's the kind of setting that's hard to replicate and even harder to find. Located directly beside Springbank Links Golf Course, this is a perfect fit for those who value recreation, privacy, and a strong sense of community. Despite the peaceful surroundings, you're only 25 minutes to downtown Calgary, with Springbank Airport just 5 minutes away, and an easy drive west to the mountains including Nakiska and Banff. Everyday amenities are close by with West District, Calgary Farmers' Market West, and Trinity Hills all within a short drive, plus the future Bingham Crossing development, expected in 2026 and anchored by Costco, will further elevate convenience in the area. Opportunities like this don't come up often, especially when it's the only lot available in a community like this. This is your chance to build something truly special in Devonian Ridge Estates.