



240037 Range Road 31
Rural Rocky View County, Alberta

MLS # A2136693



\$2,350,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,496 sq.ft.	Age:	1955 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	17.78 Acres		
Lot Feat:	Farm, Seasonal Water, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	2-24-3-W5
Exterior:	Mixed	Zoning:	R-CRD
Foundation:	Combination	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Calling all Developers, Dreamers & Investors! 17.78 acres ideally situated in South Springbank set up for horses and located just minutes from SW Calgary. This property is just a stone's throw from high density upscale country residential homes and estate subdivisions, including prestigious MacKenas Estates, making it the perfect long term holding or redevelopment prospect. With fantastic mountain views the land is mostly flat and features a natural valley, making it ideal for walkout basement future development or a greenspace feature. To the South this land borders the undisturbed beauty of the Tsuut'ina Nation. The property currently consists of an original 4 bedroom bungalow, barn and indoor/outdoor riding arenas and is zoned R-CRD. It is the perfect acquisition for long term investment, building your dream home with space to roam or potentially subdivide to suit your goals and needs. GST is applicable.