



GRASSROOTS
REALTY GROUP

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**58 Springbank Heights Drive
Rural Rocky View County, Alberta**

MLS # A2171433



\$599,000

Division: Springbank Heights

Lot Size: 2.10 Acres

Lot Feat: -

By Town: Calgary

LLD: 14-25-3-W5

Zoning: R-CRD

Water: -

Sewer: -

Utilities: -

Discover the perfect balance of luxury and nature with this exceptional property, offering stunning mountain views and a direct sightline to Bearspaw. This walkout basement lot is ideal for building your dream home, with no condominium or water co-op fees. You'll enjoy the benefits of a reliable water well and direct access to some of the region's most coveted amenities. Located near the renowned Springbank and Mickelson golf courses, and just minutes away from the future Costco, set to open in 2025, this location provides the perfect blend of convenience and serenity. Families will appreciate the proximity to top-rated Edge and Springbank schools, while outdoor enthusiasts will love the property's adjacency to a protected wildlife corridor on the west side, ensuring no future development in that space. This is your opportunity to create a peaceful retreat while staying close to all the essentials.