



GRASSROOTS
REALTY GROUP

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33022 Township Road 250
Rural Rocky View County, Alberta

MLS # A2194997



\$1,698,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,211 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Landscaped, Many Trees, Rectangular Lot		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	4-25-3-W5
Exterior:	Brick, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Chest Freezer & Fridge in back hallway, Shed, Kubota

This 4-ACRE property at 33022 Township Road 250 in Springbank is awaiting final approval for rezoning to "Airport Interface," having already passed the first two readings under Motion C2 at the December 11, 2024, Rocky View County meeting. If fully approved, this designation would support commercial and aviation-compatible development, making it a strategic acquisition for investors looking to capitalize on the area's transformation. Located just 5 minutes from Calgary's city limits and neighbouring Calaway Park, this property offers convenient access to schools, amenities, and key infrastructure projects, including the future BINGHAM CROSSING development and a newly approved COSTCO, further enhancing its investment appeal. The existing spacious 3,000+ sq. ft. BUNGALOW offers immediate rental income potential, featuring large living areas, two wood-burning fireplaces, a 750 sq. ft. deck with MOUNTAIN VIEWS, and an oversized 4-CAR GARAGE. The partially developed basement with a bathroom rough-in provides additional flexibility for customization or added value. Additionally, the 4-acre lot offers space for a hobby farm, with zoning that allows for up to two horses, making it a great option for those looking to enjoy COUNTRY LIVING while benefiting from FUTURE DEVELOPMENT POTENTIAL. As development momentum continues in this SOUGHT-AFTER CORRIDOR, this property presents a rare opportunity to invest in a high-growth area poised for commercial expansion. With rising demand for business and aviation-related opportunities, now is the time to secure this exceptional asset before final rezoning approval and further development drive property values even higher.