



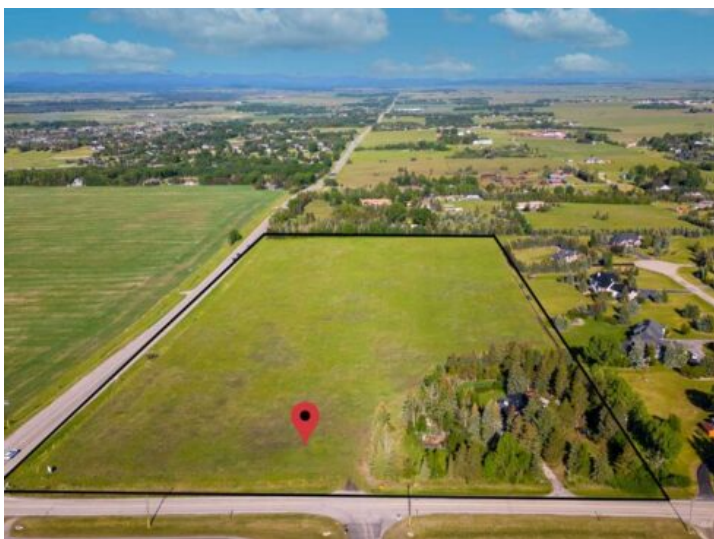
GRASSROOTS
REALTY GROUP

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**244027 Horizon View Road
Rural Rocky View County, Alberta**

MLS # A2202922



\$5,700,000

Division: NONE

Lot Size: 20.00 Acres

Lot Feat: -

By Town: Calgary

LLD: 25-24-3-W5

Zoning: R-CRD

Water: Other, See Remarks, Well

Sewer: -

Utilities: Electricity, Natural Gas

INVESTOR & BUILDER ALERT! Rare Development Opportunity in Springbank, Alberta. Unlock the potential of this exceptional 20-acre property located in the heart of Springbank, one of Alberta's most desirable rural communities. This subdivision-ready acreage offers a rare opportunity to create a prestigious residential enclave, fully approved by Rocky View County for nine Country Residential lots. Featuring scenic countryside with breathtaking views of the Rocky Mountains, this property provides a stunning natural setting for future development. Ideally situated just minutes from Calgary, it is only four minutes to the city limits and twenty minutes to downtown, making it the perfect blend of peaceful country living with urban convenience. The property is also located approximately three kilometers from Stoney Trail (Ring Road), offering quick and easy access to all parts of the city and surrounding areas. In addition to its prime location, this property is close to some of Alberta's top-rated public and private schools, as well as shopping, dining, golf courses, and recreational amenities. Whether you are an investor, builder, or developer, this is a unique opportunity to capitalize on the growing demand for luxury country residential living near Calgary. With its stunning landscape and strategic position, this acreage is ideal for creating an exclusive residential community or a remarkable private estate. Don't miss the chance to make this extraordinary opportunity yours.