



DOWNTOWN
CALGARY

LOWER SPRINGBANK ROAD

Central Springbank, Rocky View County

Prime **48.29 Acres** Future Development Site

An exciting development opportunity in the heart of Springbank with mountain views and close proximity to Calgary.

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THE OFFERING

An exceptional development opportunity in Rocky View County's central Springbank area. This parcel is located immediately west of Windhorse Manor and North of Grandview Park.

This 48.29-acre parcel of land presents a prime future development site boasting extensive potential for residential expansion. With its ideal location and existing infrastructure, this offering is perfect for a luxury development opportunity.



INVESTMENT HIGHLIGHTS

PRIME LOCATION

Nestled in central Springbank, the property enjoys proximity to essential amenities and urban conveniences, exceptional private & public schools, future Costco at Bingham crossing.

DEVELOPMENT POTENTIAL

With the capacity to accommodate approximately 18-19 two-acre lots, the land presents an ideal canvas for crafting a coveted residential community.

EXISTING INFRASTRUCTURE *

Benefit from existing water line infrastructure and multiple points of road connectivity, minimizing initial development costs and accelerating project timelines.

STRATEGIC PARTNERSHIPS

Anticipate seamless collaboration with neighboring developments, facilitated by proposed concept plans and defined water line easements, ensuring mutual benefit and cohesive growth.

REGULATORY ALIGNMENT

With alignment to Rocky View County requirements and anticipated adherence to proposed concept plans, mitigate regulatory hurdles and streamline the development process, ensuring a smooth path to realization.

** Due diligence to be completed by buyer*



PROPERTY DETAILS

Location	Central Springbank, Rocky View County
Zoning	Farmland
Site Area	48.29 acres
Offered At	\$100,000/acre: \$4,829,000
Current Land Use	A-SML (Agricultural Small Parcel District)

COMMUTE TIMES

City Limits	6 min
Calgary Downtown	20 min
Market Mall	20 min
University of Calgary	21 min
Canmore	50 min

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