

RIVERA

SPRINGBANK · ROCKY VIEW COUNTY, ALBERTA

**16 Approved Estate
Lots on ±40 Acres**

OFFERED AT \$5,995,000 + GST
PRESENTED BY JONATHAN POPOWICH · POPOWICH & COMPANY
EXP REALTY

Sixteen Approved Estate Lots in the Heart of Springbank

Rivera is an approved country residential community on approximately 40 acres at the corner of Township Road 251A and Range Road 32, minutes west of Calgary. The offering comprises 16 estate lots of ±2 acres each, within a County-approved 17-lot scheme; the vendor retains Lot 14, the ±5-acre home site. Entitlement is complete, the technical file is clean, and the runway to registered lots is clear. This is a rare chance to acquire approved Infill Residential land in one of Alberta's most supply-constrained acreage markets.

16 lots OFFERED · ±2 AC EACH · WITHIN AN APPROVED 17-LOT SCHEME	±40 ac PLAN AREA · TWO ±20- AC TITLES + BOUNDARY ADJUSTMENT	17 units WATER COMMITMENTS SECURED VIA NORTH SPRINGBANK WATER CO-OP	2024–25 COMPLETE TECHNICAL FILE · APPROVED MARCH 25, 2025
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What you are acquiring:

- **Approved entitlement:** Conceptual Scheme and Land Use Amendment approved by Rocky View County (public hearing March 25, 2025), redesignating the lands from R-RUR to R-CRD with a 17-lot subdivision framework. Sixteen of those lots comprise this offering.
- **A complete technical file:** geotechnical, environmental, traffic, Level IV wastewater and conceptual stormwater studies, all completed through 2024 with no development constraints found. The full file transfers with the sale.
- **Confirmed servicing path:** North Springbank Water Co-op capacity confirmed, private sewage treatment assessed as favourable, and a stormwater concept designed to the Springbank Master Drainage Plan.
- **Holding income in place:** both existing residences are tenanted, generating income through the engineering and subdivision period.
- **Policy-protected scarcity:** under the 2025 Springbank ASP, Infill Residential land like Rivera is in genuinely short supply. Most remaining opportunities are designated New Residential, where deep infrastructure requirements are cost-prohibitive.

OFFERING SUMMARY

Rivera is offered at **\$5,995,000 plus GST, en-bloc**. Both development parcels sell together as a single opportunity. Comparable market evidence and detailed underwriting references are available to qualified purchasers through the data room.

The Rivera Lands

The plan area sits at the corner of **Township Road 251A and Range Road 32** in Springbank (NW 11-25-3-W5M), directly west of Calgary. The setting offers elevated mountain and valley views, a gentle building-friendly slope, and minutes to Springbank Links Golf, Bingham Crossing, top schools and the Trans-Canada Highway.

Composition

31230 TWP RD 251A ±19.25 acres · Title 241 169 898 · corner exposure on Rge Rd 32

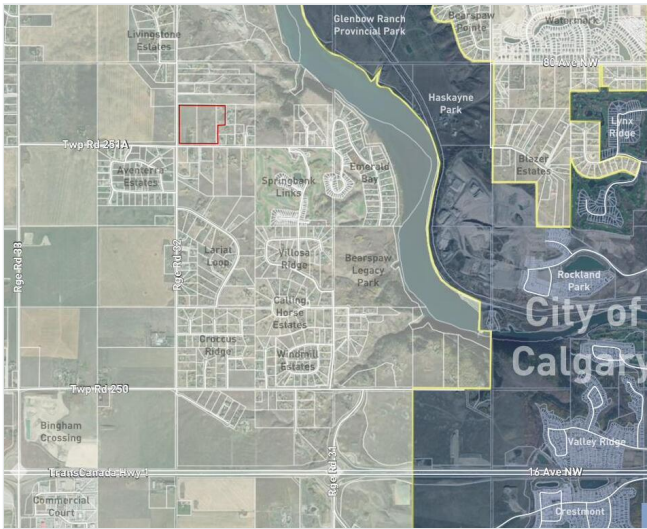
31206 TWP RD 251A ±20.29 acres · Title 241 169 897

PORTION OF 31196 A small portion of the adjacent ±5.5-acre parcel (Lot 1, Plan 9410350) completes the plan area by way of a proposed boundary adjustment, subject to final survey and County approval. The vendor retains the existing dwelling and approved Lot 14, a home site of approximately five acres.

TENURE Fee simple · Rocky View County · full title package available in the data room

Why This Location Works

- Springbank commands the strongest acreage values west of Calgary, anchored by established estate communities, private and public schools, and quick city access.
- Corner frontage on two municipal roads with capacity confirmed for the subdivision through the approval process.
- The 2025 Springbank ASP places these lands in the Infill Residential Policy Area at the 2-acre parcel minimum, exactly what the approved plan delivers.



REGIONAL CONTEXT · MINUTES TO BINGHAM CROSSING, SPRINGBANK LINKS GOLF & CALGARY'S WEST SIDE



THE PLAN AREA · TWO ±20-ACRE TITLES COMPLETED BY THE BOUNDARY ADJUSTMENT

Acreages approximate and subject to registered Certificates of Title and final survey. Boundary adjustment areas approximate pending final survey, County approval and registration.

What Rocky View County Approved

Following technical studies through 2024, neighbour outreach, and a community information session in January 2025, the Rivera Conceptual Scheme and Land Use Amendment was approved at a Rocky View County public hearing on **March 25, 2025**. The proposal was supported as consistent with the Springbank Area Structure Plan, with no significant community concerns and no site constraints identified.



APPROVED SUBDIVISION FRAMEWORK · 17 RESIDENTIAL LOTS; THE 16 LOTS OFFERED EXCLUDE LOT 14 (VENDOR'S RETAINED HOME SITE)

WHAT THIS MEANS FOR YOUR UNDERWRITING

Every study you would normally have to commission (geotech, traffic, wastewater, stormwater, environmental) is done, current and clean, and transfers with the sale. Entitlement risk, the hardest risk in land development, is behind this project. Your due diligence starts from a complete file, not a blank page.

LAND USE	R-RUR redesignated to R-CRD (Residential – Country Residential); stormwater facility to S-PUB
APPROVED SCHEME	17 residential lots (14 net-new), ±2 acres each; 16 lots comprise this offering (vendor retains approved Lot 14, the ±5-acre home site)
ACCESS	New internal subdivision road intersecting Twp Rd 251A, constructed by the developer
WATER	North Springbank Water Co-op with capacity confirmed; internal 200 mm supply line by developer
WASTEWATER	Private Sewage Treatment Systems with packaged treatment (Level IV assessment complete; soils favourable)
STORMWATER	Dedicated pond within a Public Utility Lot, designed to the Springbank Master Drainage Plan
MUNICIPAL RESERVE	Cash-in-lieu at subdivision stage
LEVIES	Regional Transportation Off-Site Levy at subdivision; Development Agreement to follow
DESIGN CONTROLS	Approved architectural guidelines: natural finishes (stone, wood, timber), entrance-forward façades, minimized garages, dark-sky lighting and drought-tolerant landscaping. A ready-made community brand that supports premium lot pricing

De-Risked Behind You, Clear Ahead of You

Rivera comes to market with the highest-uncertainty stages already complete. What remains is a defined, fundable execution plan running through detailed engineering to registered, retail-ready estate lots.

✓ COMPLETE AT CLOSING

✓ Land assembly

Two adjoining ±20-acre titles, completed by the 31196 boundary adjustment.

✓ Technical due diligence

Geotechnical, environmental, traffic, Level IV wastewater and conceptual stormwater studies completed through 2024 with no constraints found. The full file transfers to you.

✓ Community support

Neighbour outreach from project outset; community information session January 2025; minimal concerns raised, and political risk retired.

✓ Conceptual Scheme & Land Use Amendment approved

Rocky View County public hearing March 25, 2025. R-RUR to R-CRD, with the 17-lot framework in place.

✓ Subdivision application submitted

Tentative plan for the 17-lot scheme, public utility lot and internal road filed with the County in June 2025, together with community and road naming applications.

→ YOUR BUSINESS PLAN

6 Detailed engineering design

Road, 200 mm water main, stormwater pond, grading and shallow utilities. A routine, low-risk scope given the clean technical file.

7 Subdivision conditions & Development Agreement

County conditions, levies and MR cash-in-lieu quantified and satisfied through the Development Agreement process.

8 Tender, construct & register

Civil construction and title registration, creating the individual lots.

9 Retail lot program

Sell 16 registered estate lots into Springbank's supply-constrained acreage market. Popowich & Company's retail lot platform and acreage-buyer database are available to support absorption.

SCARCITY WORKING IN YOUR FAVOUR

Under the 2025 Springbank ASP, approved Infill Residential land is the exception, not the rule. Buyers of Rivera lots will have few alternatives at this parcel size in this location, and the next competing supply faces a longer, costlier path than the project you would be stepping into.

Water Secured. Servicing Strategy Approved.

The servicing questions that stall most country residential projects have been answered here, in writing.

Potable Water

Piped potable water from the **North Springbank Water Co-op**. The Co-op's board has confirmed both capacity and its intent to serve the development, and the required water unit commitments are secured. The developer constructs an internal 200 mm supply line connecting to the existing distribution network along Township Road 251A.

Wastewater

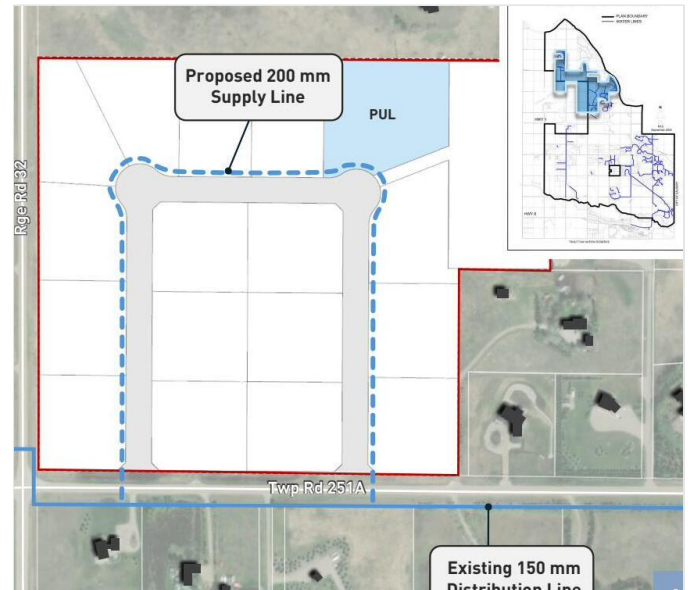
Individual private sewage treatment systems with packaged treatment units. A **Level IV assessment** covering every proposed lot found soil conditions favourable for on-site wastewater servicing.

Stormwater

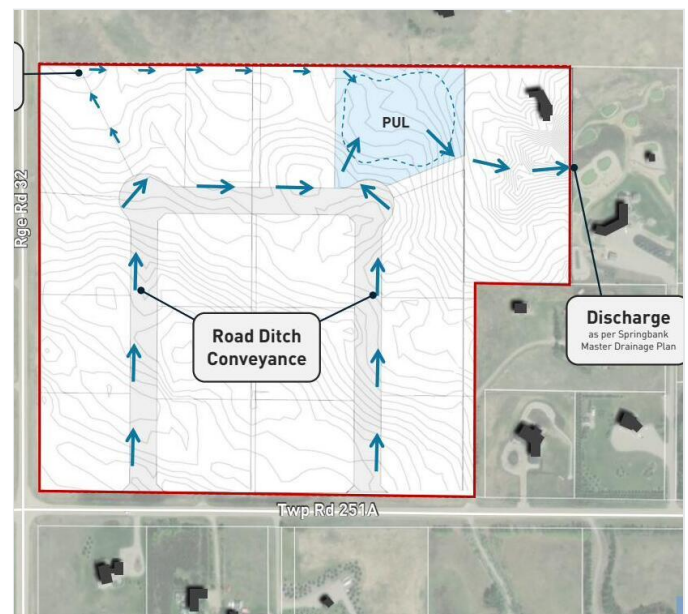
A hybrid wet pond and constructed wetland within the public utility lot, designed in accordance with the **Springbank Master Drainage Plan**, with conveyance via roadside ditches and an overland swale.

Shallow Utilities

Power, natural gas and telecommunications available at the plan area boundary, extended through the internal road right-of-way at the construction stage.



POTABLE WATER SERVICING STRATEGY



STORMWATER MANAGEMENT CONCEPT

A Complete File, Ready to Underwrite

Every technical study a purchaser's lender, engineer or planning consultant will ask for has already been commissioned, completed and accepted through the County's review process. The full reports are available in the data room.

GEOTECHNICAL	Factor Geotechnical, January 2024. Subsurface conditions, foundation recommendations and grading guidance. Terrain favourable for residential development.	WASTEWATER	SD Consulting Group, May 2024. Level IV assessment with test pits, soil analysis and system sizing across all proposed lots.
ENVIRONMENTAL	CIMA+, January and November 2024. Desktop review and field survey identified no wetlands, no sensitive features and no development constraints.	STORMWATER	Osprey Engineering, May 2024. Pond sizing, release rates and conveyance design consistent with the Springbank Master Drainage Plan.
TRAFFIC	Bunt & Associates, February 2024. Site access, intersection performance and network analysis supporting the internal road and approaches.	WATER SUPPLY	Sedulous Engineering, May 2024. Demand analysis, fire flow requirements and distribution design for the Co-op connection.
WELLS	Alberta Energy Regulator mapping confirms no abandoned wellsites within the plan area.	RPRS	Current Real Property Reports with municipal compliance stamps in hand for both existing residences.

The Site Today: Income While You Engineer

The land itself is gently rolling tame pasture that slopes from southwest to northeast, terrain the geotechnical program describes as favourable for residential development. A treed coulee touches the northeast corner, falling toward the Bow River valley and giving the eastern lots long views without constraining the plan.

Both existing residences are tenanted, generating holding income from the day of possession through the engineering and subdivision period. The parcels are clean: no wetlands, no abandoned wells, no environmental flags and no fragmented ownership.



AERIAL PERSPECTIVE OF THE PLAN AREA • BEARSPAW RESERVOIR BEYOND

Built for Developers, Builders and Buyers with Vision

Entitled Springbank land rarely trades. Assembling land, carrying a conceptual scheme through public hearing and securing piped water commitments is a years-long process with real approval risk. Rivera is one of the few opportunities where all of that work is behind the purchaser rather than ahead of them.

The Land Developer

Step into final engineering on an approved plan with water secured and a complete technical file. The entitlement risk that defines Rocky View development has already been retired.

The Builder

Control a pipeline of sixteen estate lots in one of the region's strongest acreage markets, with approved architectural guidelines that protect the build quality, and the value, of the whole community.

The Investor or Family Group

Buy the community, choose your neighbours. A family syndicate or investor group can hold income-producing land today and build out a private enclave on its own timeline.

The End User with Vision

Secure a legacy holding minutes from the city, live on the land while the plan is completed and let the balance of the lots carry the project.

ABSORPTION SUPPORT INCLUDED

Popowich & Company is the #1 acreage-selling team in Rocky View County (since 2018, 600+ acreage buyers and sellers, and over 31% of all acreage transactions in the T3Z postal code). Our retail lot marketing platform and proprietary acreage-buyer database are available to support the purchaser's lot program from registration through sell-out.

Comparable evidence for entitled and serviced lands in the Springbank corridor, together with detailed underwriting references, is available to qualified purchasers through the data room.

Next Steps for Interested Purchasers

1 Register your interest

Contact the listing team to be qualified for the offering and receive access documentation.

2 Access the data room

All technical studies, approval documents, the approved conceptual scheme, tentative plan, water commitment documentation, leases and the full title package, organized and current. Qualified purchasers execute a confidentiality agreement to receive access.

3 Tour the lands

Site tours and management presentations are available by appointment. Please do not approach the tenants or enter the lands without a scheduled tour.

4 Submit your offer

Offers are invited on the en-bloc offering at \$5,995,000 + GST. The vendor's team will respond to all qualified proposals and can discuss structure, timing and conditions, including staged closing arrangements.

WHY RIVERA, IN ONE PARAGRAPH

Approved Infill Residential land in Springbank is scarce by policy and getting scarcer. Rivera delivers 16 approved estate lots within a 17-lot approved scheme, a clean and complete technical file, confirmed water capacity, community support already banked and holding income in place from day one. The entitlement risk has been retired; the opportunity has not.

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