

# \$9,238,000 - 33097 Township Road 250, Rural Rocky View County

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MLS® #A2193651

**\$9,238,000**

0 Bedroom, 0.00 Bathroom,  
Land on 87.34 Acres

NONE, Rural Rocky View County, Alberta

87 (+-) Acres Ideally Situated in Springbank, just a few minutes west of Calgary on the Trans Canada Highway with access off of Township Road 250. This property is located directly north of Calaway Park, immediately West of the Edge School, and South East of the Calgary/ Springbank Airport (CYBW). This site is poised for incredible development potential and investment opportunity: Currently zoned for Agricultural, and within the immediate vicinity is Bingham Crossing (Future Costco), Springbank Airport, Edge School, Calaway Park and proposed recreation/ commercial/ residential development by the Bearspaw First Nation. This site has services nearby including the newly installed HAWSCO sanitary sewer in the north ditch along 250. The site is relatively flat with spectacular unobstructed mountain views. Additionally there is a quonset and farmhouse in great condition.

## Essential Information

MLS® #	A2193651
Price	\$9,238,000
Bathrooms	0.00
Acres	87.34
Type	Land
Sub-Type	Residential Land



Status	Active
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### Community Information

Address	33097 Township Road 250
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1L4

### Additional Information

Date Listed	February 12th, 2025
Days on Market	92
Zoning	A-Gen

### Listing Details

Listing Office	eXp Realty
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