

# \$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

**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            122  
Zoning                      A-Gen

**Listing Details**

Listing Office              eXp Realty

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