

\$6,800,000 - 250079 Range Road 32, Rural Rocky View County

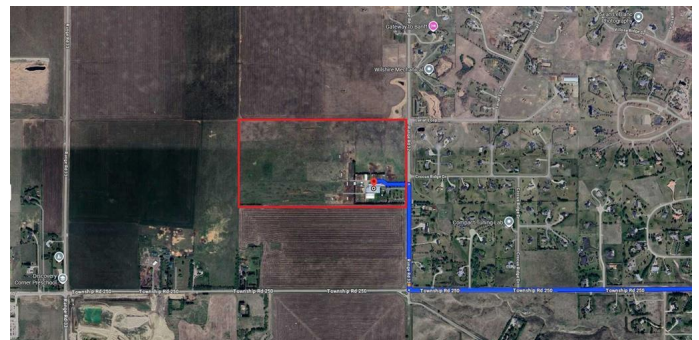
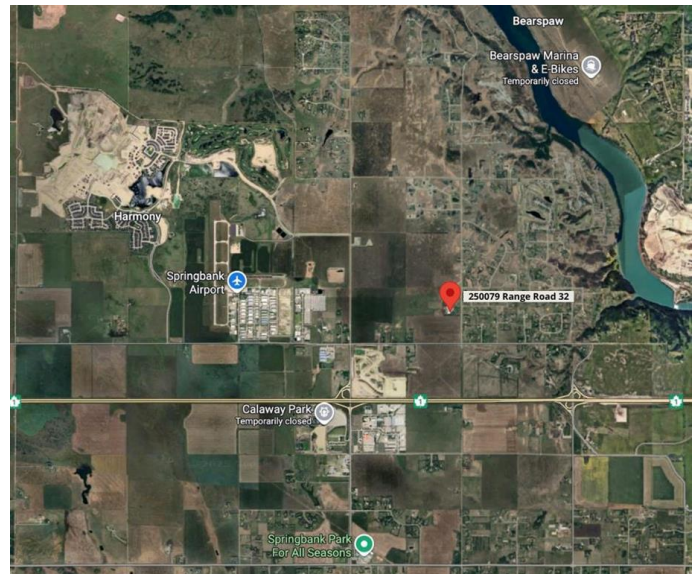
MLS® #A2267888

\$6,800,000

0 Bedroom, 0.00 Bathroom,
Land on 79.49 Acres

Springbank, Rural Rocky View County, Alberta

Located just five minutes west of Calgary in the highly sought-after Springbank corridor, this expansive ~80 acre parcel offers a compelling land-value investment with strategic flexibility for the future. The sale is land value only, but includes an original Bungalow, barn, two arenas, a shop and multiple outbuildings (all sold as-is). Current tenant operating horse boarding and riding stables. The inclusion of existing facilities gives immediate functional utility for equestrian or hobby-farm operations while holding or planning future subdivision or rezoning. Situated near amenities such as the Springbank Airport, Bingham Crossing, and Edge School. The parcel benefits from highly desirable positioning, and strikes a balance of country acreage living with proximity to the city. The recently adopted Springbank Area Structure Plan (ASP) supports the parcel's use as either premium country residential or a land-bank for future acreage subdivision or transition. The ASP confirms that new country-residential lots will generally be two acres or greater, and the plan safeguards the rural agricultural character while directing growth to appropriate nodes. Convenient access to Calgary and major transportation thoroughfares from this site supports both present enjoyment of the land and future upside for subdivision, rezoning or strategic hold. Equestrian infrastructure, riding facilities



and hobby farm uses are well entrenched in this market, enhancing the immediate utility of the site and aligning with buyer preferences in the region. The Springbank area is recognized for premium acreages; given limited supply and strong lifestyle demand, this offering is well placed to appeal to both owner-occupiers and investors.

Essential Information

MLS® #	A2267888
Price	\$6,800,000
Bathrooms	0.00
Acres	79.49
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	250079 Range Road 32
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1L6

Additional Information

Date Listed	November 1st, 2025
Days on Market	3
Zoning	A-SML, R-RUR

Listing Details

Listing Office	CIR Realty
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