

**243201 Range Road 33**  
**Rural Rocky View County, Alberta**

**MLS # A2209793**



**\$2,998,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank                       |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bi-Level |               |                   |
| <b>Size:</b>     | 1,399 sq.ft.                     | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | None                             |               |                   |
| <b>Lot Size:</b> | 19.21 Acres                      |               |                   |
| <b>Lot Feat:</b> | Pasture                          |               |                   |

|                    |                         |                   |                           |
|--------------------|-------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | See Remarks             | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt                 | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | See Remarks             | <b>LLD:</b>       | 21-24-3-W5                |
| <b>Exterior:</b>   | Composite Siding        | <b>Zoning:</b>    | R-RUR                     |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks             |                   |                           |

**Inclusions:** This listing includes all attached appliances in residential dwelling "as is", wood barn and fencing. Horse shelters and wood sheds may be removed by current tenant.

Offering of 19.2 Acres of development land located immediately SW of Springbank High School and the Springbank Park for All Seasons. Legal title of (East &frac12;) Subdivision 16 NE-21-24-03-05, owned by the existing family since 1960 and currently leased to a local horse operation. The current zoning designation is Residential, Rural District (R-RUR). In the Draft 2024 Springbank Area Structure Plan, this parcel of land has a future zoning as Infill Residential where future lots in the infill residential area will range between +0.8 to +1.6 ha (+2 to. +4 acres) in size, or whatever is most prevalent on adjacent lands or in the immediate area. This parcel can be serviced for water by CalAlta and the water line can be tied into at the Springbank High School hub. This has been confirmed to be within the CalAlta area for servicing. The cost to tie into this service can be discussed with CalAlta directly. The current owner attended 2024 Public Hearings for the Springbank Area Structure Plan and presented amendments to this particular parcel that they felt would enhance future development possibilities to this area and the Springbank community. A future owner may consider utilizing this parcel of land with its current land designation or may also consider working with a planning and independent consultant if they wish to apply to Rocky View County to change the land use designation, being that community and institutional land use areas are immediately across the road from this existing parcel. The current tenant has a lease until August 31st, 2025 and would like to continue to lease into the future.