

# For Sale



**± 78.8 Acres** Proposed Country Residential  
Springbank, Rocky View County, Alberta



**NW Corner of Range Road 33 and Huggard Road**

**Pali Bedi**

Principal

D +1 403 232 4311 | C +1 403 888 5388

pali.bedi@avisonyoung.com

**Bruce Bynoe**

Principal

D +1 403 232 4302 | C +1 403 560 7790

bruce.bynoe@avisonyoung.com

**AVISON  
YOUNG**



# Property Summary

|                    |                                                                                                                                 |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Address            | NW Corner of Range Road 33 and Huggard Road                                                                                     |
| Neighbourhood      | Springbank, Rocky View County, AB                                                                                               |
| Availability       | ±78.8 Acres                                                                                                                     |
| Current Zoning     | A-SML Agricultural, Small Parcel District                                                                                       |
| Potential Land Use | The lands are within the Conceptual Plan Boundaries for New Residential on Map 12 of the Central Springbank Area Structure Plan |
| Legal Description  | Plan 0711359; Block 1; Lot 3                                                                                                    |
| Pricing            | \$7,250,000                                                                                                                     |

# Opportunity

- Potential Country Residential development land with some waterfront lots
- Quick Access to Trans Canada Highway and schools
- Mountain Views
- Allocation of potable and consumable water license for 6 acre feet secured
- Tie in costs for potable water franchise paid



# Demographics

A 2021 Demographic Snapshot of a 3 km radius of the subject property



961

Population ("23 est.)



\$253,946

Medium household income



318

Households

For Sale

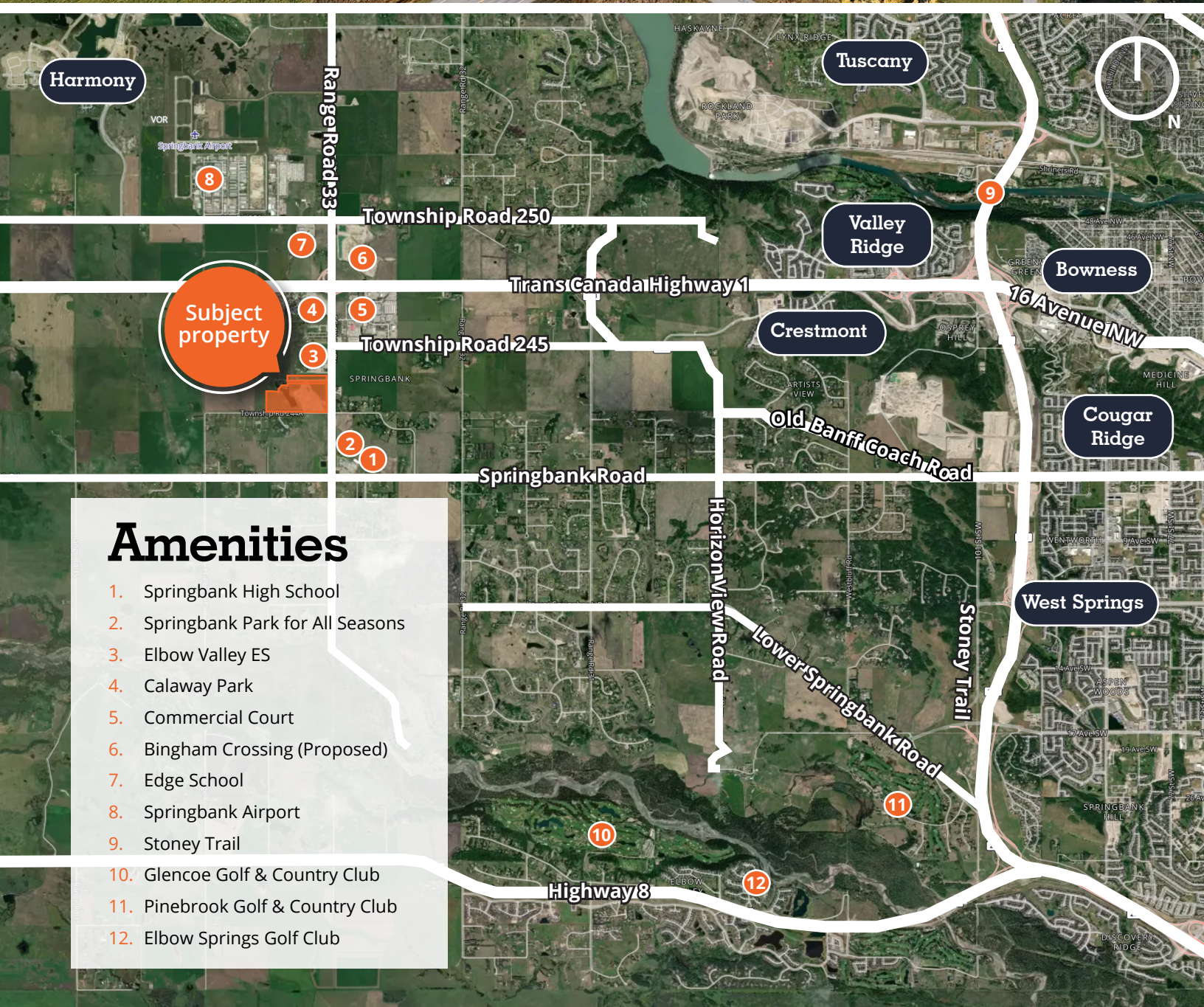


avisonyoung.com



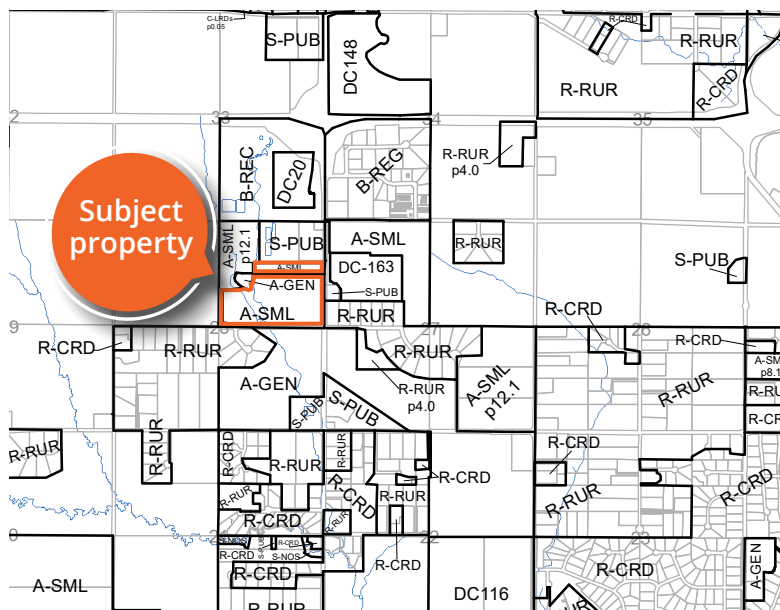




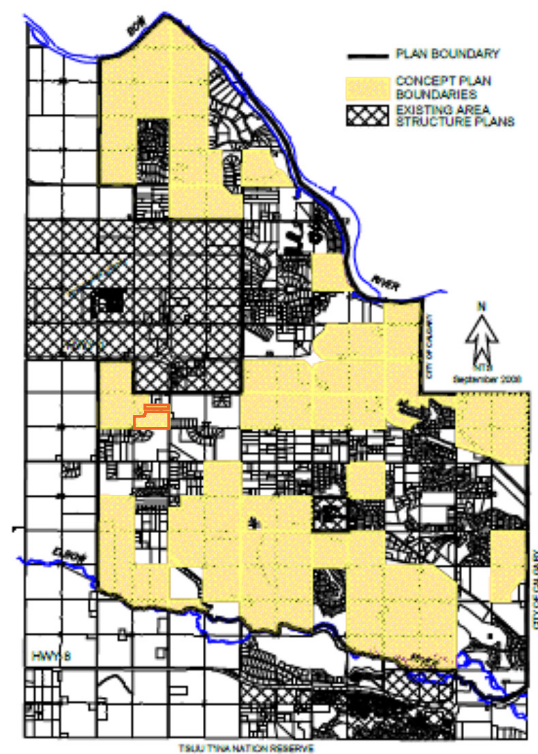




## Land Use Map



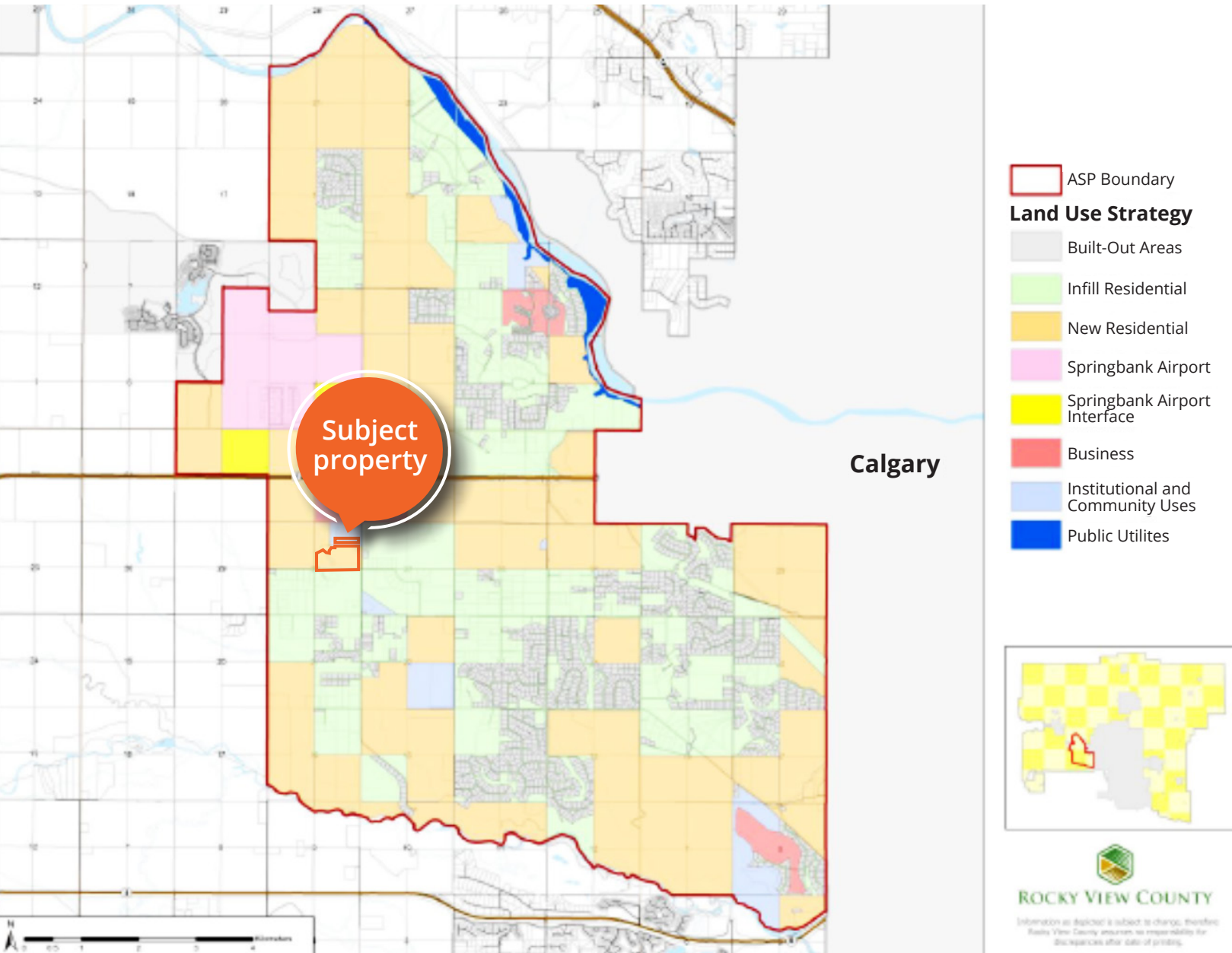
# Central Springbank ASP





# Location Overview

## MAP 6: LAND USE STRATEGY



Source - Springbank Area Structure Plan  
September 2024 Draft





# Let's talk.

If you would like  
more information on  
any of our services,  
please call or visit  
us online.

Visit us online  
[avisonyoung.com](https://avisonyoung.com)

© 2024 Avison Young Commercial Real Estate Services, LP. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB | +1 403 262 3082

**Pali Bedi**

Principal

D +1 403 232 4311 | C +1 403 888 5388

[pali.bedi@avisonyoung.com](mailto:pali.bedi@avisonyoung.com)

**Bruce Bynoe**

Principal

D +1 403 232 4302 | C +1 403 560 7790

[bruce.bynoe@avisonyoung.com](mailto:bruce.bynoe@avisonyoung.com)

---

**AVISON  
YOUNG**

---