

# \$1,698,000 - 33022 Township Road 250, Rural Rocky View County

MLS® #A2194997

**\$1,698,000**

3 Bedroom, 3.00 Bathroom, 3,211 sqft  
Residential on 4.00 Acres

Springbank, Rural Rocky View County, Alberta

This 4-ACRE property at 33022 Township Road 250 in Springbank is awaiting final approval for rezoning to "Airport Interface," having already passed the first two readings under Motion C2 at the December 11, 2024, Rocky View County meeting. If fully approved, this designation would support commercial and aviation-compatible development, making it a strategic acquisition for investors looking to capitalize on the area's transformation.

Located just 5 minutes from Calgary's city limits and neighbouring Calaway Park, this property offers convenient access to schools, amenities, and key infrastructure projects, including the future BINGHAM CROSSING development and a newly approved COSTCO, further enhancing its investment appeal.

The existing spacious 3,000+ sq. ft. BUNGALOW offers immediate rental income potential, featuring large living areas, two wood-burning fireplaces, a 750 sq. ft. deck with MOUNTAIN VIEWS, and an oversized 4-CAR GARAGE. The partially developed basement with a bathroom rough-in provides additional flexibility for customization or added value. Additionally, the 4-acre lot offers space for a hobby farm, with zoning that allows for up to two horses, making it a great option for those looking to enjoy COUNTRY LIVING while benefiting from FUTURE



## DEVELOPMENT POTENTIAL.

As development momentum continues in this SOUGHT-AFTER CORRIDOR, this property presents a rare opportunity to invest in a high-growth area poised for commercial expansion. With rising demand for business and aviation-related opportunities, now is the time to secure this exceptional asset before final rezoning approval and further development drive property values even higher.

Built in 1991

### Essential Information

MLS® #	A2194997
Price	\$1,698,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,211
Acres	4.00
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	33022 Township Road 250
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1L9

### Amenities

Parking	Quad or More Attached
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## Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Glass Doors, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Many Trees, Rectangular Lot
Roof	Cedar Shake
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	62
Zoning	Residential

## Listing Details

Listing Office	CIR Realty
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