

# \$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

Springbank Acreage with Commercial  
Development Potential – 4 Acres in Airport  
Interface

INVESTOR ALERT! Located at 33022 Township Road 250, this 4-acre property is now confirmed to fall within the Airport Interface area, following final approval of the Springbank Area Structure Plan (ASP). While currently zoned Rural Residential, its inclusion in this strategic area highlights commercial development potential and opportunities for those exploring future land use changes. Any alternate use would require a re-designation application through Rocky View County, aligned with proposed plans.

Just five minutes from Calgary's city limits and neighbouring Calaway Park, the property sits in a rapidly growing corridor. Construction is underway on new roadways for Bingham Crossing, a major commercial hub that will feature a Costco and other retail amenities—bringing long-term value to the surrounding area.

The existing 3,000+ sq. ft. bungalow offers immediate rental or personal-use potential, with spacious living areas, two wood-burning fireplaces, a 750 sq. ft. west-facing deck with mountain views, and an oversized four-car garage. A partially finished basement with



bathroom rough-in adds flexibility, and current zoning allows for up to two horsesâ€”making it an attractive option for those seeking country living with future upside.

With infrastructure and development momentum accelerating in this sought-after pocket of Springbank, this is a rare opportunity to acquire a well-located acreage with strong holding value and long-term commercial potential, subject to County review and approval.

Book your showing today and explore the possibilities.

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

## Interior

Interior Features Vinyl Windows, Central Vacuum, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Garage Control(s), Washer, Water Purifier, Water Softener

Heating Forced Air, Boiler, Fireplace(s), In Floor

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 Rectangular Lot, Landscaped, Many Trees

Roof Cedar Shake

Construction Vinyl Siding, Brick

Foundation Poured Concrete

## Additional Information

Date Listed February 20th, 2025

Days on Market 101

Zoning Residential

## Listing Details

Listing Office CIR Realty

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