

\$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 â€” 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 Calgaryâ€™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 amenitiesâ€”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 Central Vacuum, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

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

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

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning, Gas Starter, Glass Doors

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 115

Zoning Residential

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.