

**DESCRIPTION:** exceptional 121.37 acre development site with unobstructed mountain views, gently sloping

from northeast to southwest with many potential land use options including commercial,

institutional, residential and seniors facilities

LOCATION: strategically located one and a half miles west of the City of Calgary on the south side of the

Trans-Canada Highway adjacent to Commercial Court and across the highway from Bingham

Crossing and the proposed COSTCO scheduled to start construction in Spring 2025.

MUNICIPALITY: Rocky View County

**LEGAL DESCRIPTION:** SE S34 T24 R3 W5 (121.37 acres) (additional 20.68 acres available... total 142.05 acres)

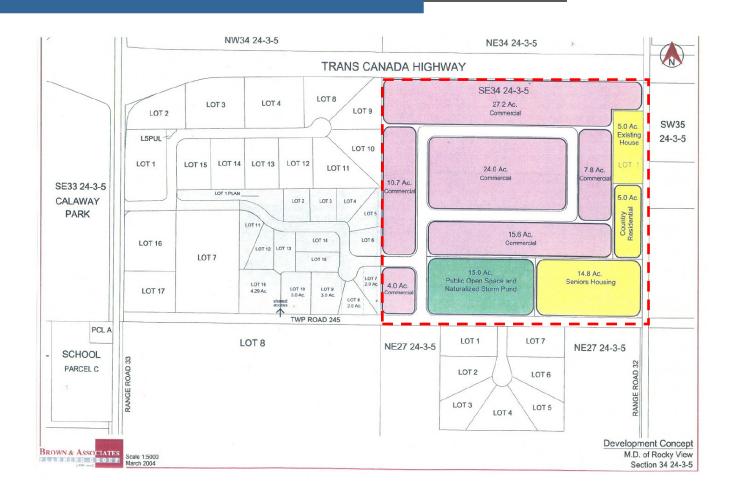
**SERVICES:** potable water available from Calalta Waterworks, sanitary wastewater service has recently

become available, shallow utilities are available from local service providers.

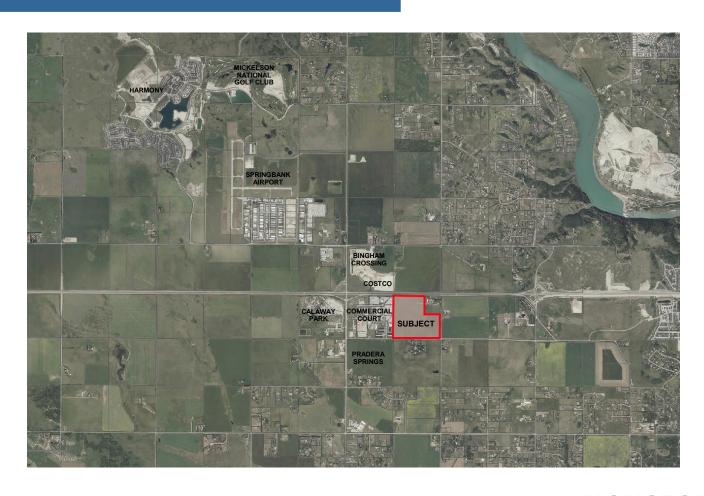
PHOTO BINDER: <a href="https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:21deedd8-affd-34be-8716-ccaec5f1997e">https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:21deedd8-affd-34be-8716-ccaec5f1997e</a>

**ASKING PRICE:** \$11,495,000 - \$95,000 per acre









#### **AREA CONCEPT PLANS**

Pradera Springs Conceptual Plan:

CS-Pradera-Springs.pdf (rockyview.ca)

Harmony Conceptual Scheme:

http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/CS/Approved/CS-Harmony.pdf

Bingham Crossing - Master Site Development Plan:

http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/MSDP/MSDP-Bingham-Crossing.pdf

Bingham Crossing - Concept Scheme:

http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Bingham-Crossing.pdf

Bingham Crossing - Phase 2

MSDP-Bingham-Crossing-Phase2.pdf (rockyview.ca)

Bingham Crossing - Leasing Brochure

Bingham Crossing | A Planned Lifestyle Community

Bingham Crossing - Summer 2023 Update

Summer 2023 Update (binghamcrossing.com)





CONTACT:
CHARLES RUSSELL
403 - 650 - 2002
russell.houston@shaw.ca