

PRIME SPRINGBANK DEVELOPMENT SITE TRANS-CANADA HIGHWAY FRONTAGE - 121 AC



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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:	https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:21deedd8-affd-34be-8716-ccaec5f1997e
ASKING PRICE:	\$11,495,000 - \$95,000 per acre

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AREA CONCEPT PLANS

Pradera Springs Conceptual Plan:

[CS-Pradera-Springs.pdf \(rockyview.ca\)](#)

Harmony Conceptual Scheme:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/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 \(binghamcrossing.com\)](#)

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This information, although believed to be accurate, is not warranted to be so and does not form a part of any future contract. The sale of this property may be withdrawn without notice.