



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**244027 Horizon View Road**  
**Rural Rocky View County, Alberta**

**MLS # A2024351**

**\$5,700,000**



244027 Horizon View Road

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Corner Lot, Few Trees, No Neighbours Behind, Private, Rectangular Lot, View		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	25-24-3-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Beamed Ceilings, Granite Counters, Kitchen Island, See Remarks, Storage		

**Inclusions:** Storage shed

**INVESTOR & BUILDER ALERT!** Unlock the Potential in this Acreage for Sale in Springbank, Alberta with Exciting Development Opportunities. This exceptional property offers a rare opportunity to own a beautiful acreage with significant development potential. With about 20 acres of scenic countryside offering breathtaking views of the Rocky Mountains, this property is perfect for developers seeking to create a unique and desirable community. This property is approved to be subdivided into 9, two-acre Country Residential lots by Rocky View County. The property also features a large 4-level-split 1960's custom-built home that is perfect for those looking to live on-site while developing the property or keep the current long-term tenant. The home is beautifully appointed with vaulted ceilings and many updates over the years including a large kitchen with granite countertops, spa-like bathrooms, and comfortable living spaces. Large windows throughout the home provide stunning views of the surrounding landscape and the Rocky Mountains. Located in the heart of the Springbank community, this property offers easy access to a wide range of amenities, including shopping, dining, and entertainment options not to mention a short 4 minute drive to Calgary City Limit and only a 20-minute drive to downtown Calgary. This property is located about 3 kilometers from the new ring road (Stoney Trail) which provides easy and quick access to this property . It is also in close proximity to highly regarded public and private schools, making it an ideal location for families. Don't miss your chance to unlock the potential of this exceptional property. Schedule a viewing and learn more about the exciting development opportunities available in Springbank.