

**11.29 Acres Huggard Road
Rural Rocky View County, Alberta****MLS # A2214515****\$2,200,000**

Division:	Springbank
Lot Size:	11.29 Acres
Lot Feat:	Corners Marked, Few Trees, Irregular Lot, Open Lot, Views
By Town:	Calgary
LLD:	27-24-2-W5
Zoning:	R-RUR/R-RUR p4.0
Water:	Well
Sewer:	None
Utilities:	Electricity, Electricity Purchaser to Verify, Natural Gas at Lot Line

11.29-acre Dream location with unparalleled mountain views in desirable Springbank. The neighbouring estate home on 4.72 acres is also available MLS# A2217191. Potential exists for further subdivision or just build your dream home and enjoy the country feeling with easy and great access to the city, airport, Banff, K country and so on…., no time limit to build. Within 5 kilometers or less you will have access to, Calaway Park, Edge School, Springbank Park for All Seasons, Elbow Valley Elementary School, Springbank Middle School & Springbank Community High School. This parcel has access from Huggard road east of Range Road 33. This is probably the last remaining smaller parcel of land available in South Springbank so don’t delay, view and offer today. New Springbank ASP Infill Residential Land Use Strategy allows for ~ 2acre lots. Existing commercial water well on the south end of the property. Full due diligence and information package available, including approved survey, groundwater reports, sewage treatment assessments and more. Piped potable water is available from CalAlta, but it does not yet service the property.