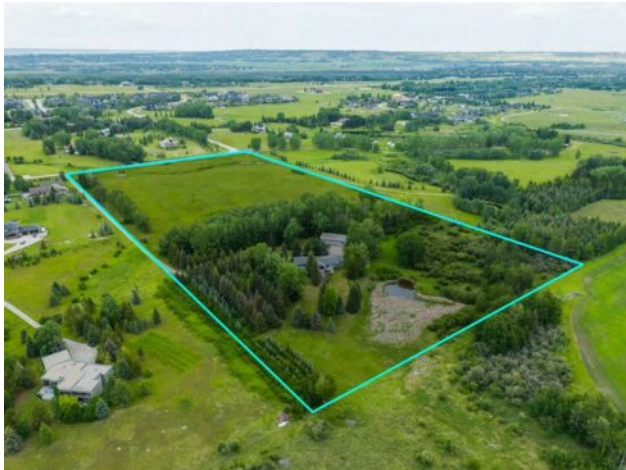


**98 West Meadows Estates Road  
Rural Rocky View County, Alberta**

**MLS # A2235300**



**\$2,880,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westmeadow Estates                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 4 Level Split, Acreage with Residence                                    |               |                   |
| <b>Size:</b>     | 2,169 sq.ft.                                                             | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Heated Garage, Oversized, Quad or More Detached, Triple Garage Attached, |               |                   |
| <b>Lot Size:</b> | 18.24 Acres                                                              |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Treed                                           |               |                   |

|                    |                                                                             |                   |       |
|--------------------|-----------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                     | <b>Water:</b>     | Well  |
| <b>Floors:</b>     | Carpet, Linoleum                                                            | <b>Sewer:</b>     | None  |
| <b>Roof:</b>       | Asphalt Shingle                                                             | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                           | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                          | <b>Zoning:</b>    | R-RUR |
| <b>Foundation:</b> | Poured Concrete                                                             | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Bar, Bookcases, Built-in Features, Kitchen Island, Sauna, Walk-In Closet(s) |                   |       |

**Inclusions:** As is where is

A rare opportunity to acquire ~18.24 acres of prime Springbank land in one of the most sought-after rural settings west of Calgary. Positioned just south of Elbow Valley West and only minutes to the Glencoe Golf & Country Club, this property offers an exceptional blend of privacy, scale, and long-term potential — whether for future redevelopment, a custom estate residence, or as a strategic hold. Tucked away at the end of a long private drive and surrounded by mature spruce and aspen, the land features gentle topography, a spring-fed water feature, and westward views toward the Rocky Mountains. With no building commitments or architectural controls, this is an ideal canvas for a private compound or estate-caliber home. The existing residence and outbuildings, while dated, occupy a discreet site at the rear of the parcel — preserving future build flexibility and minimizing disruption to the natural landscape. While this listing is offered at land value only, the current home offers over 3,400 square feet and has solid structure & bones if a buyer was interested in undertaking a renovation. This location offers seamless access to the amenities of Calgary's west side, while remaining just 25 minutes from the downtown core. Four golf courses, including Glencoe, Elbow Springs, River Spirit and Pinebrook are nearby, and the gateway to the Canadian Rockies begins just minutes west on Highway 8 and the Ring Road less than 5 minutes away. For equestrian users, there is ample space for paddocks and facilities, with existing fencing and access to regional bridle paths. Parcels of this size, with this degree of privacy and access, rarely come to market in this corridor. Whether held as a land investment, reimagined as a signature estate, or explored for potential subdivision, the property offers a compelling blend of immediate enjoyment and future upside. Private

viewings by appointment only.