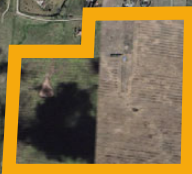




Mickelson National

Harmony



Springbank Airport

Range Road 33

COSTCO

Bingham Crossing



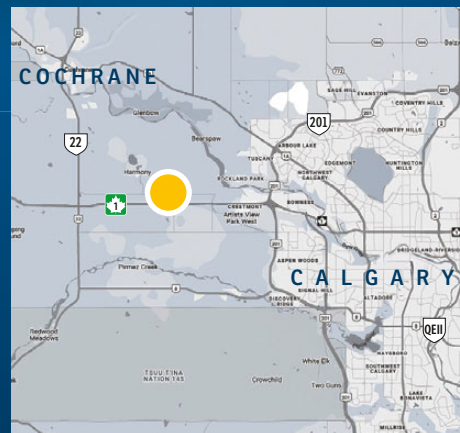
Calaway Park

FUTURE DEVELOPMENT LAND FOR SALE

Avion Lands

33005 Rocky Range View, Rocky View County, AB

135 acres



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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adanim@barclaystreet.com

John Corcoran, ASSOCIATE

c: 403-650-7456

john.corcoran62@gmail.com

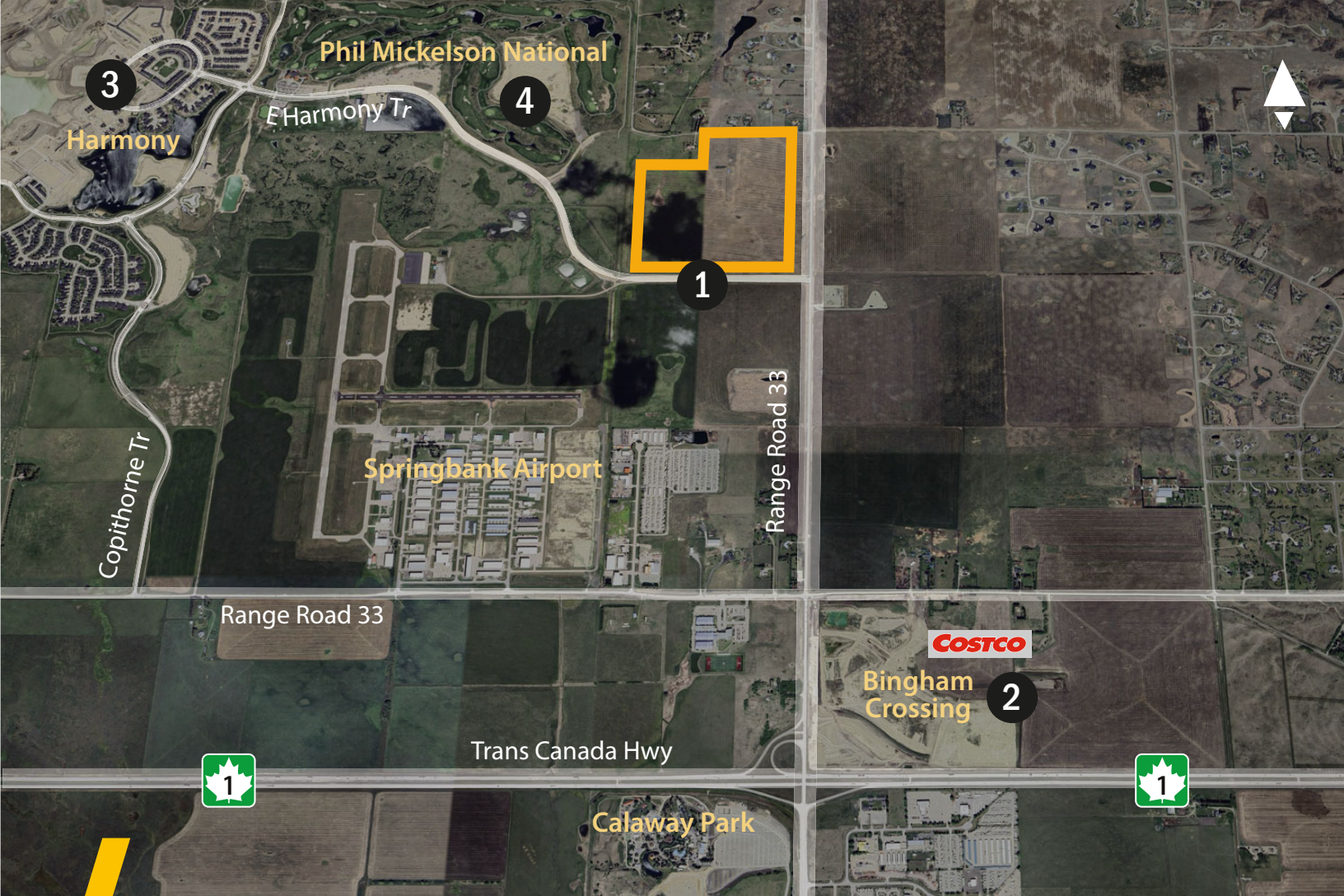


BARCLAY STREET REAL ESTATE LTD.

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High-exposure land in Springbank, an emerging residential and commercial hub



1 Major roadway exposure

Fronting the key roadway to the prestigious community of Harmony and the Phil Mickelson National golf course, the property benefits from unmatched exposure.



2 Bingham Crossing / Costco

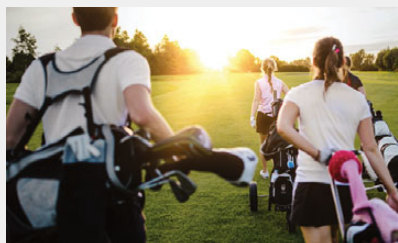
The new Bingham Crossing shopping centre and future Costco will drive commercial activity by attracting shoppers from Calgary and travelers along Highway 1, while boosting both the residential and commercial appeal of the growing Springbank community.

Construction has begun, with completion scheduled for Q4 2026.



3 Community of Harmony

Master-planned lake community offering upscale living and recreation.



4 Phil Mickelson National

World-class golf and signature destination

PROPERTY INFORMATION

MUNICIPAL ADDRESS:

33005 Rocky Range View,
Rocky View County, AB

LEGAL ADDRESS:

Qtr SE, Sec 09, Twp 25, Rge 03, Mer 05

LAND AREA:

135 acres

ZONING:

Agricultural

FRONTAGE:

1/2 mile on Range Road 33
1/2 mile on E Harmony Trail

AREA STRUCTURE PLAN (ASP):

Springbank ASP Approved March 25,
2025

FINANCIAL INFORMATION

PROPERTY TAXES:

\$266.68 (2025)

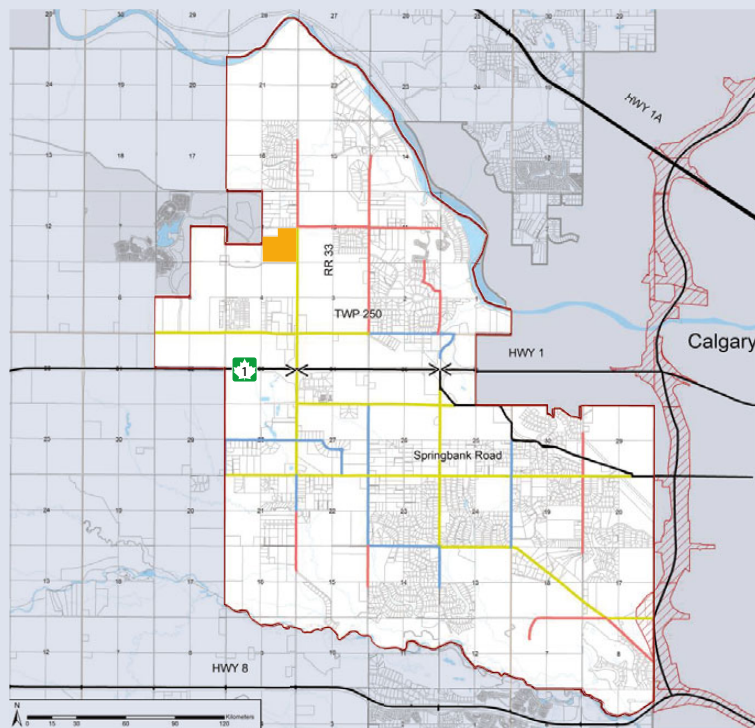
PRICE:

Market



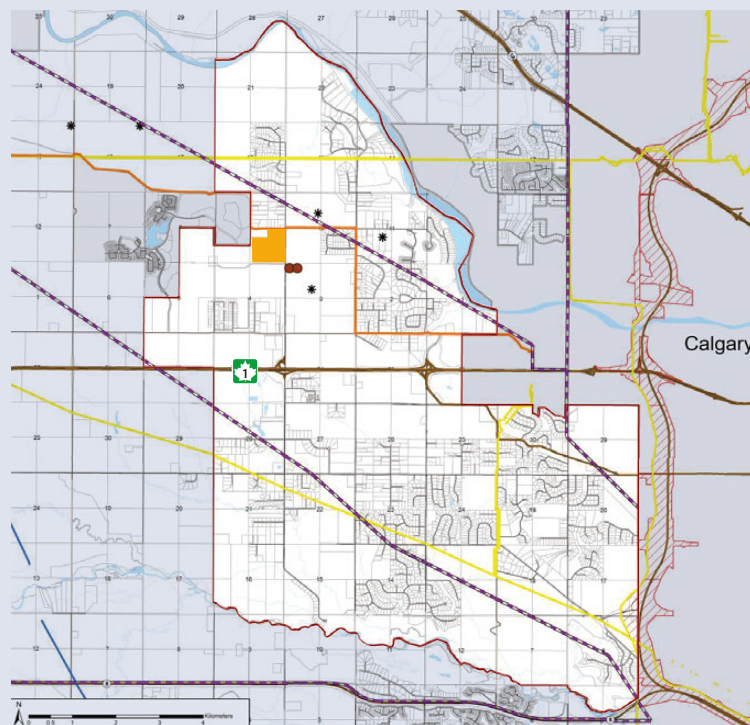
SPRINGBANK AREA STRUCTURE PLAN

TRANSPORTATION NETWORK



- Transportation and Utility Corridor
- Existing Interchange
- Provincial Highways
- 2-lane Collector (9 m)
- 2-lane collector (11.4 m)
- 4-lane Arterial

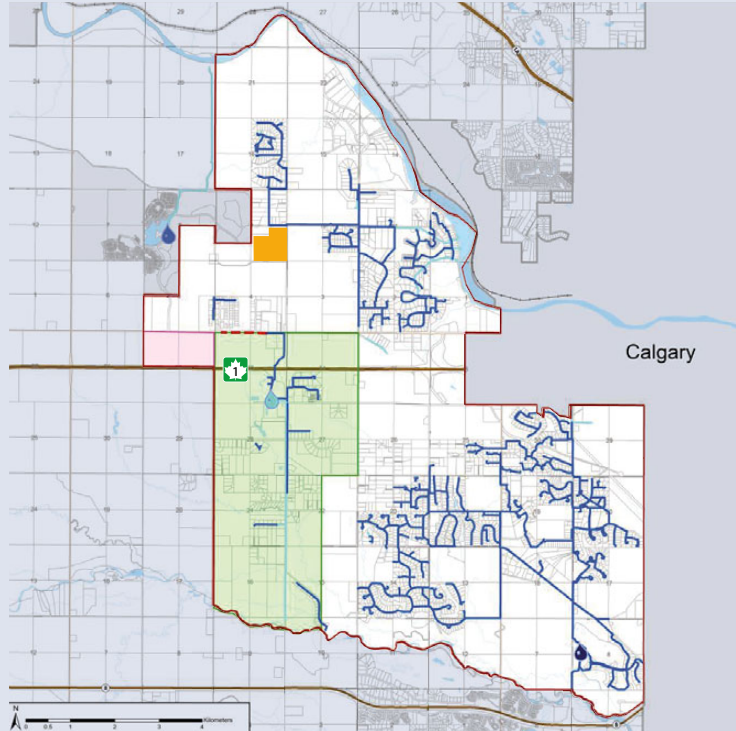
GROWTH PLAN CORRIDORS



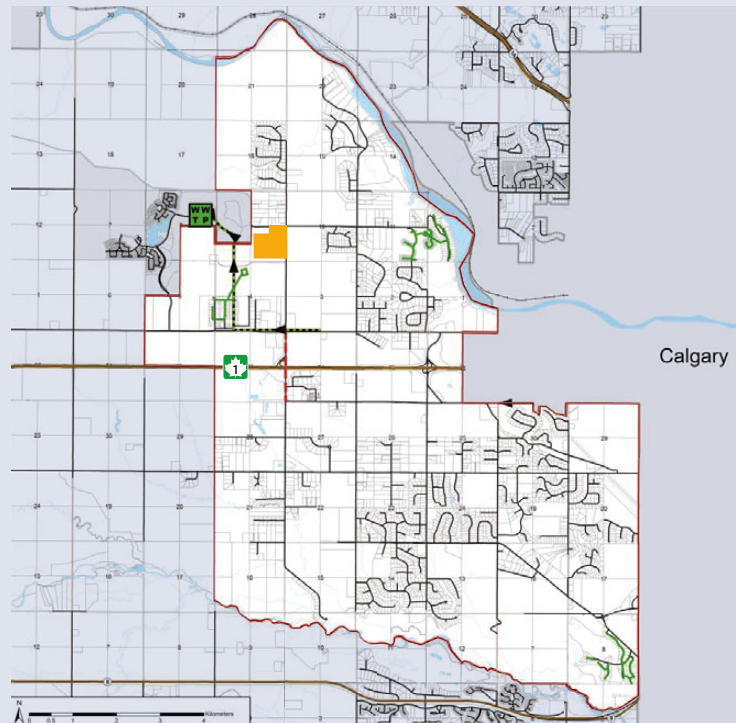
- Electrical Transmission Lines
- Intermunicipal Wastewater System
- Oil & Gas Wells Active
- Abandoned
- Pipelines Natural Gas
- Other

SPRINGBANK AREA STRUCTURE PLAN

WATER SERVICING



WASTEWATER SERVICING



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