

**FOR SALE**

# Springbank Lands

**+/- 236 ACRES OF FUTURE RESIDENTIAL DEVELOPMENT LAND**



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## OPPORTUNITY

Colliers is pleased to present for sale the exclusive opportunity to acquire the Springbank Lands, a trophy land offering totaling 236 acres of future residential (or mixed-use) land located on the western edge of Calgary's city limits. This rare parcel offers panoramic mountain views, natural beauty, and strong long-term development potential. While annexation and urban services may be years away, this is a legacy holding ideally suited for land bankers, investors, or visionary developers seeking one of the last large-scale land parcels in Calgary's path of growth.

**Offering Price: \$24,780,000**

## HIGHLIGHTS



**+/- 236 ACRES**  
Site Size



**AGRICULTURE**  
Current Land Use



**NEW RESIDENTIAL**  
Proposed Land Use  
(as per new ASP)



**< 1 KM**  
To Calgary  
City Limits

## LOCATION

Springbank Lands are strategically located just west of Calgary's city limits, situated between Calaway Park, the established Springbank commercial area, and the upcoming Bingham Crossing retail development — which will feature a new Costco (opening Fall 2026) along with an additional 270,000 square feet of retail space.

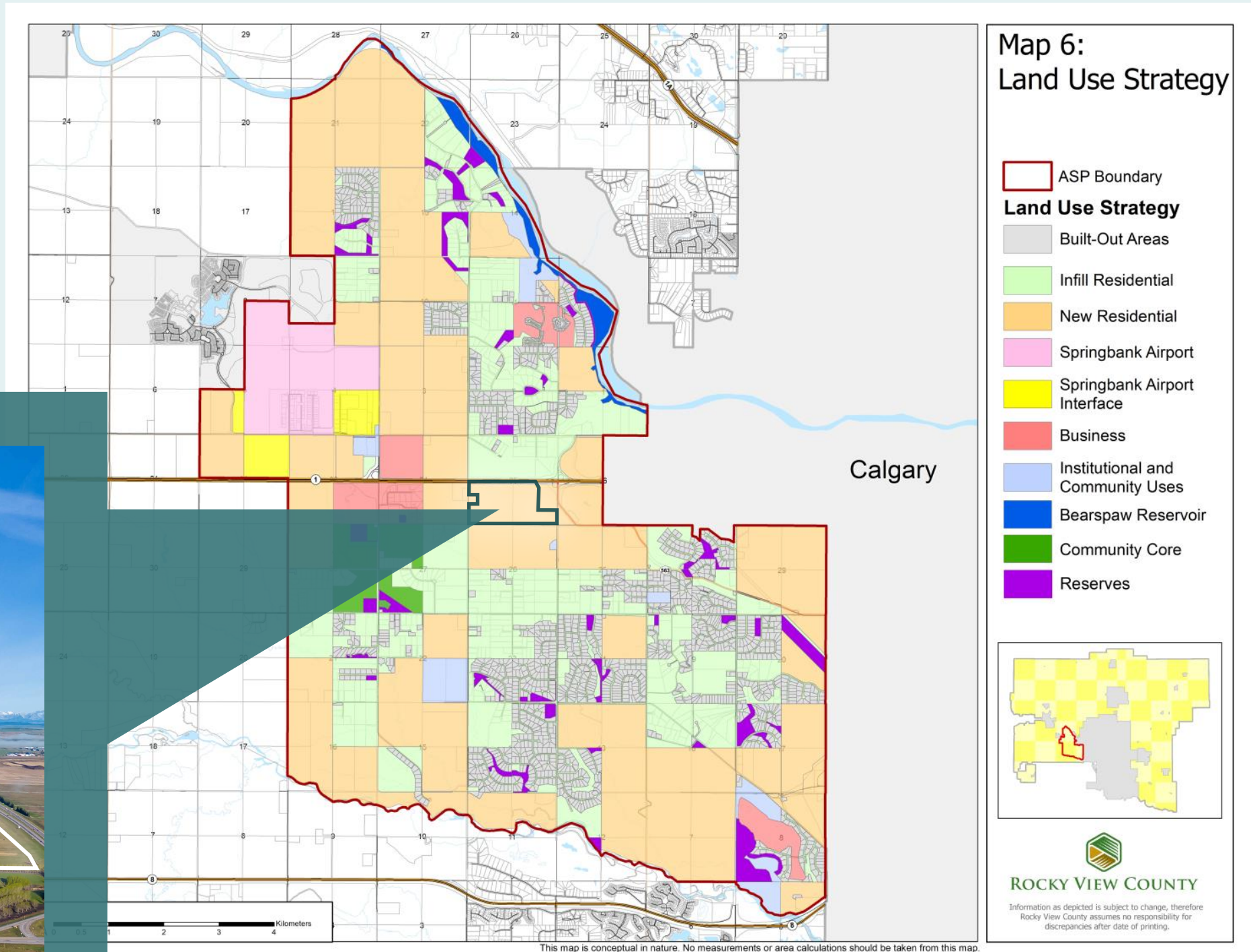
Springbank Lands offer immediate access to HWY 1 (Trans-Canada Highway) via the Old Banff Coach Road intersection. The Lands are one minute to the Calgary City limits, 5 minutes to the new West Ring Road and only a 22 minute drive to the downtown core

- |   |   |
|---|---|
| 1 | <b>Banff National Park</b><br>45 mins   89 km               |
| 2 | <b>Calaway Park</b>   |
| 3 | <b>Springbank Commercial</b><br>Business & Retail Centre    |
| 4 | <b>Springbank Airport</b>                                   |
| 5 | <b>Bingham Crossing</b><br>Residential & Retail Development |
| 6 | <b>Mickelson National Golf Course</b>                       |
| 7 | <b>Calgary City Limits</b><br>< 1 Km                        |
| 8 | <b>Downtown Calgary</b><br>22 mins   21 km                  |



# THE LANDS

Springbank Lands are located in Rocky View County and fall under the recently approved (March 25, 2025) Springbank Area Structure Plan (ASP). Although the current land use is "A-GEN" (Agriculture), the land use strategy of the new ASP is to move the land use to "New Residential".



**A-GEN  
(AGRICULTURE)**

Current  
Land Use

**"NEW  
RESIDENTIAL"**

Proposed Land Use  
(as per ASP)

**\$2,182**

2025 Property  
Taxes



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