

**\$4,829,000 - Grandarches Drive / Chinook Arch Lane,
Rural Rocky View County**

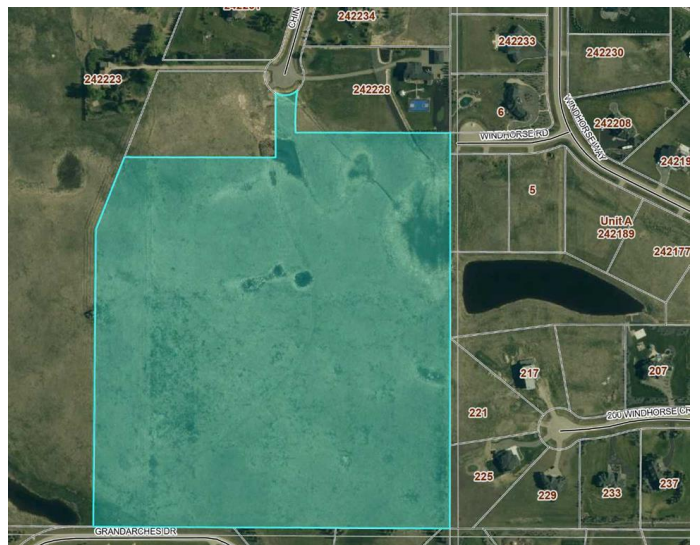
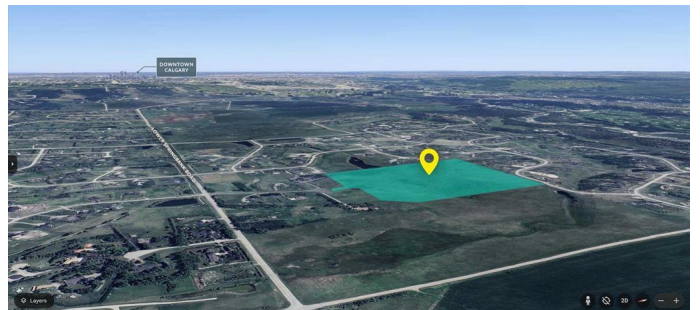
MLS® #A2231700

\$4,829,000

0 Bedroom, 0.00 Bathroom,
Land on 48.29 Acres

NONE, Rural Rocky View County, Alberta

An exceptional & rare development or holding opportunity in central Springbank within the Grandview Park conceptual scheme area. This parcel is located immediately north of Grandview, East of Webber Academy Lands, NW of Swift Creek and West of Windhorse Manor. This 48.29-acre parcel of land presents a prime future development site boasting extensive potential for residential expansion. With its ideal location and existing infrastructure, this offering is perfect for a luxury development opportunity. Within 5-10 minutes to: Bingham Crossing (future Costco), city limits, Aspen Landing & West District, West LRT, Ring Road, Extensive private & public schools. 17 minutes to Alberta Children's Hospital and the Foothills Hospital, 20-25 minutes to downtown, and within 45 mins to the mountains. This site features rolling topography with exquisite mountain views, a multitude of build sites including some ravine lots. Westridge Utilities (Water Line) runs through this parcel along a proposed/ plotted roadway. (Capacity to be determined by purchaser). Currently zoned as Agricultural, this legacy site is a prime opportunity for the savvy investor looking to expand their portfolio or a developer / end user looking to put their fingerprint on one of Canada's most desirable postal codes.



Essential Information

MLS® #	A2231700
Price	\$4,829,000
Bathrooms	0.00
Acres	48.29
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Grandarches Drive / Chinook Arch Lane
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3L3

School Information

District	Rocky View School Division No. 41
----------	-----------------------------------

Additional Information

Date Listed	June 25th, 2025
Days on Market	39
Zoning	A-SML

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.