

**10 Acres - Township Road 240A  
Rural Rocky View County, Alberta****MLS # A2284735****\$998,950****Division:** Springbank**Lot Size:** 9.80 Acres**Lot Feat:** Cleared, Level, Rectangular Lot**By Town:** Calgary**LLD:** 5-24-3-W5**Zoning:** R-RUR**Water:** Well**Sewer:** -**Utilities:** -

This is your chance to own a newly subdivided, large acreage on which to build your dream home with mountain views offering scale, flexibility, and long-term value! A rare, nearly 10 acre lot just waiting for your imagination to transform it into a secluded paradise -- with an established rural community feel. With wide frontage, excellent access, and just minutes from the west end of Calgary, this large tract balances privacy with convenience. Zoned R-RUR with a pre-drilled water well ready for your vision on development. Don't wait on this scarce commodity -- call today!