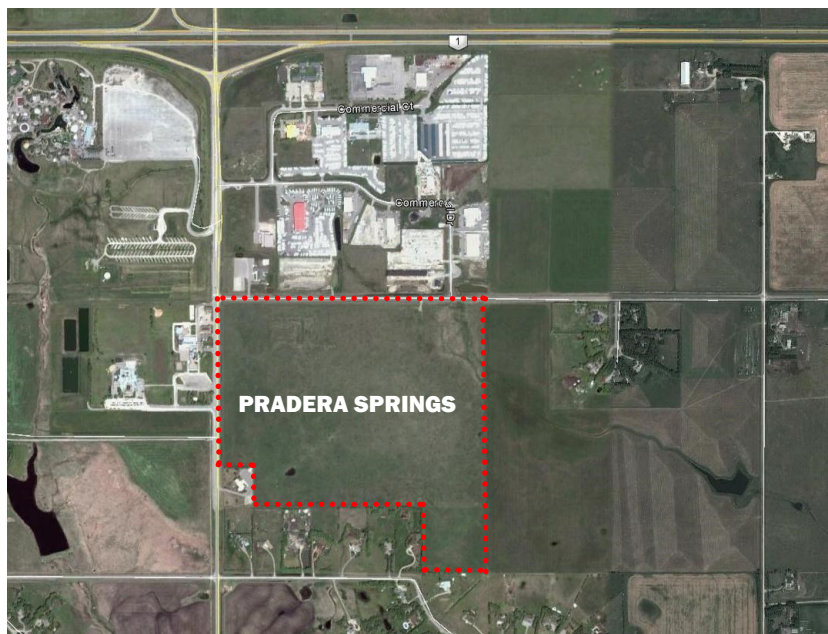


# PRADERA SPRINGS - SPRINGBANK - 40 AC

## 56 SEMI DETACHED ESTATE VILLAS



**HOUSTON** REALTY

# PRADERA SPRINGS - SPRINGBANK - 40 AC

## 56 SEMI DETACHED ESTATE VILLAS

### PROPERTY PARTICULARS

LEGAL DESCRIPTION:	Lot 8, Plan 7710490 Portion of NW - S27 - T24 - R3 - W5
MUNICIPALITY:	Rocky View County
LOCATION:	Located one half mile south of Trans Canada Highway off Range Road 33 adjacent to the south of Springbank Commercial Court
SITE AREA:	40 acres - to be subdivided from 126 acres
ZONING:	DC - 163 Direct Control District Conceptual Scheme approved for 56 semi-detached estate villas
DESCRIPTION:	Exceptional multi-family development site with mountain views and excellent access to the City of Calgary two miles to the east. A conceptual scheme has been approved for 56 semi-detached "villa style" residential dwelling units for residents 55 years plus. The site will provide open space amenities including ponds and pathways. There are three floor plans designed by McDowell & Associates from 2803 sf to 3677 sf with all units oriented to the mountain view.
SERVICES:	Potable water will be provided by Calalta Waterworks, wastewater service provided via a communal packaged sewer treatment plant and field system, stormwater management by an interconnected system of ponds and ditches, shallow utilities available from local service providers.
REPORTS:	Phase I Environmental Site Assessment Biophysical Impact Assessment Geotechnical Investigation Residential Access & Servicing Analysis Conceptual Level Stormwater Report Hydrogeological Investigation of Proposed Subsurface Disposal System Preliminary Assessment for Communal On-Site Wastewater System Traffic Impact Assessment Historical Resources Overview
PRICE:	\$6,995,000 (\$175,000 per acre)

# PRADERA SPRINGS - SPRINGBANK - 40 AC 56 SEMI DETACHED ESTATE VILLAS

FIGURE 8 | Development Concept





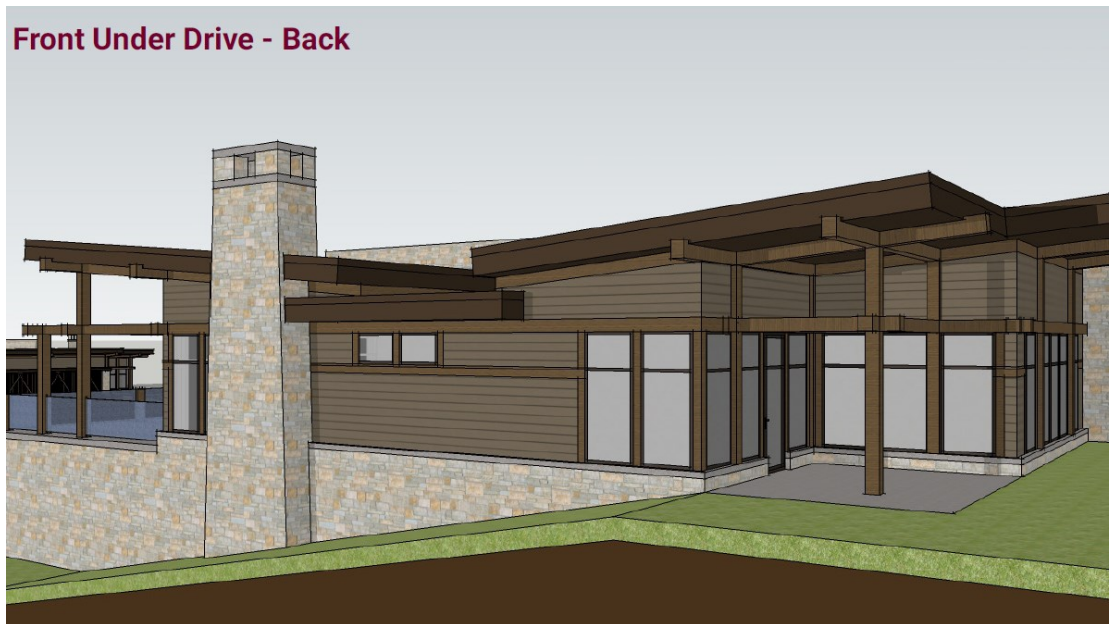
# PRADERA SPRINGS - SPRINGBANK - 40 AC

## 56 SEMI DETACHED ESTATE VILLAS

Front Under Drive - Front



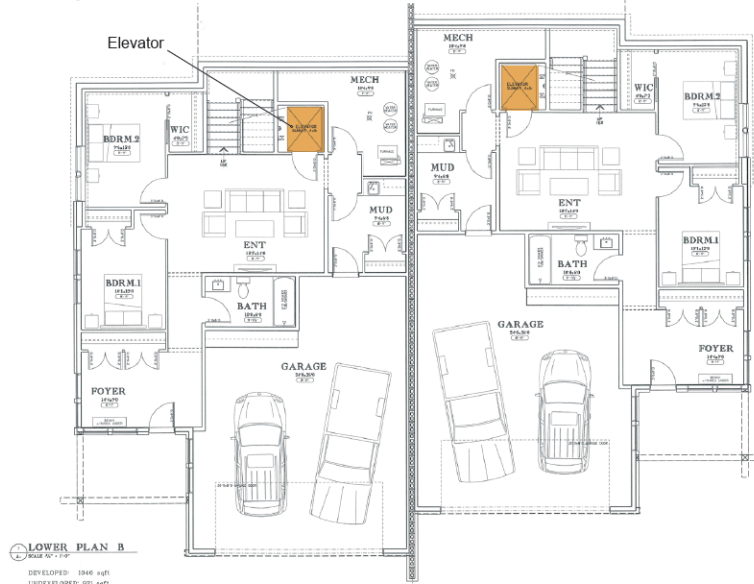
Front Under Drive - Back



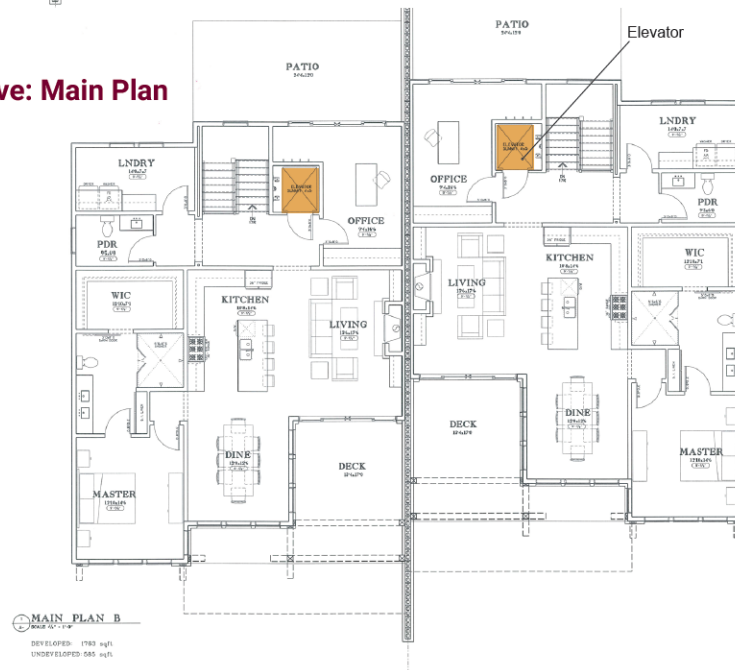
# PRADERA SPRINGS - SPRINGBANK - 40 AC

## 56 SEMI DETACHED ESTATE VILLAS

Typical Front Under Drive: Lower Plan



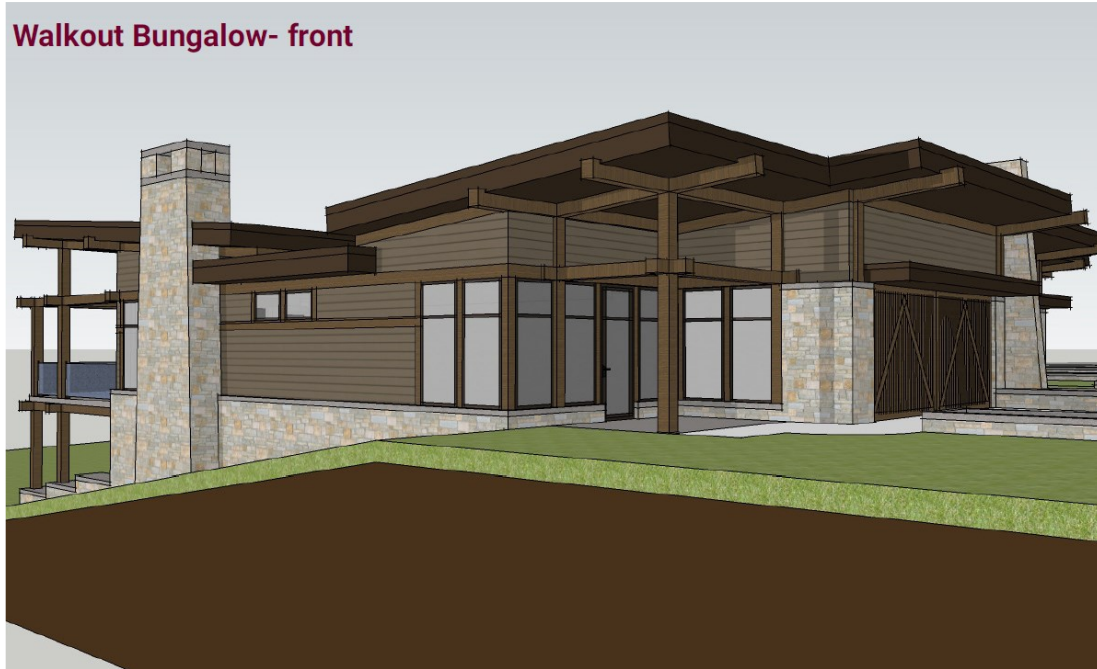
Typical Front Under Drive: Main Plan



# **PRADERA SPRINGS - SPRINGBANK - 40 AC**

## **56 SEMI DETACHED ESTATE VILLAS**

**Walkout Bungalow- front**



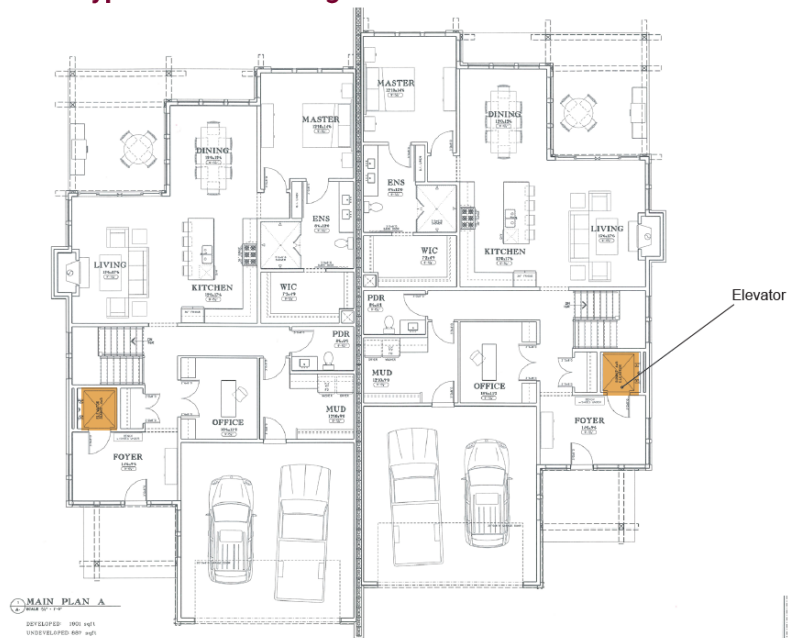
**Walkout Bungalow- back**



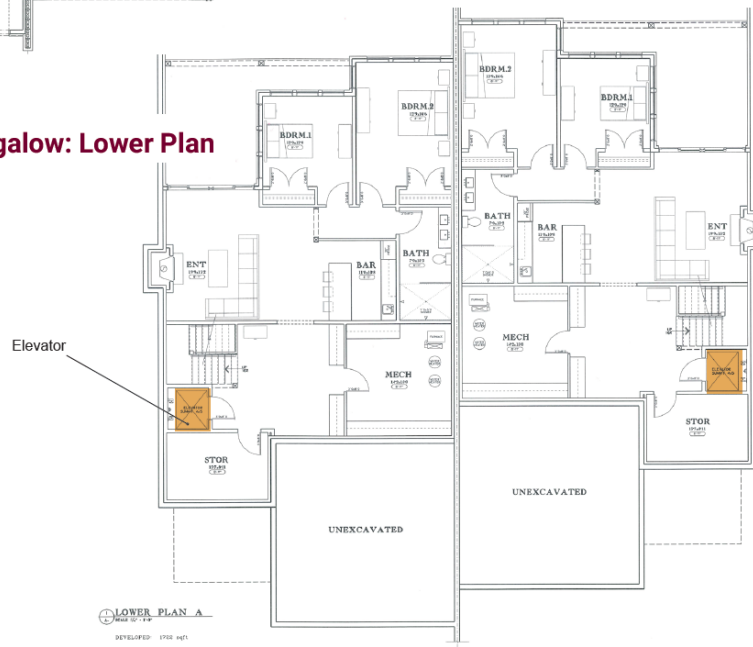
# PRADERA SPRINGS - SPRINGBANK - 40 AC

## 56 SEMI DETACHED ESTATE VILLAS

Typical Walkout Bungalow: Main Plan



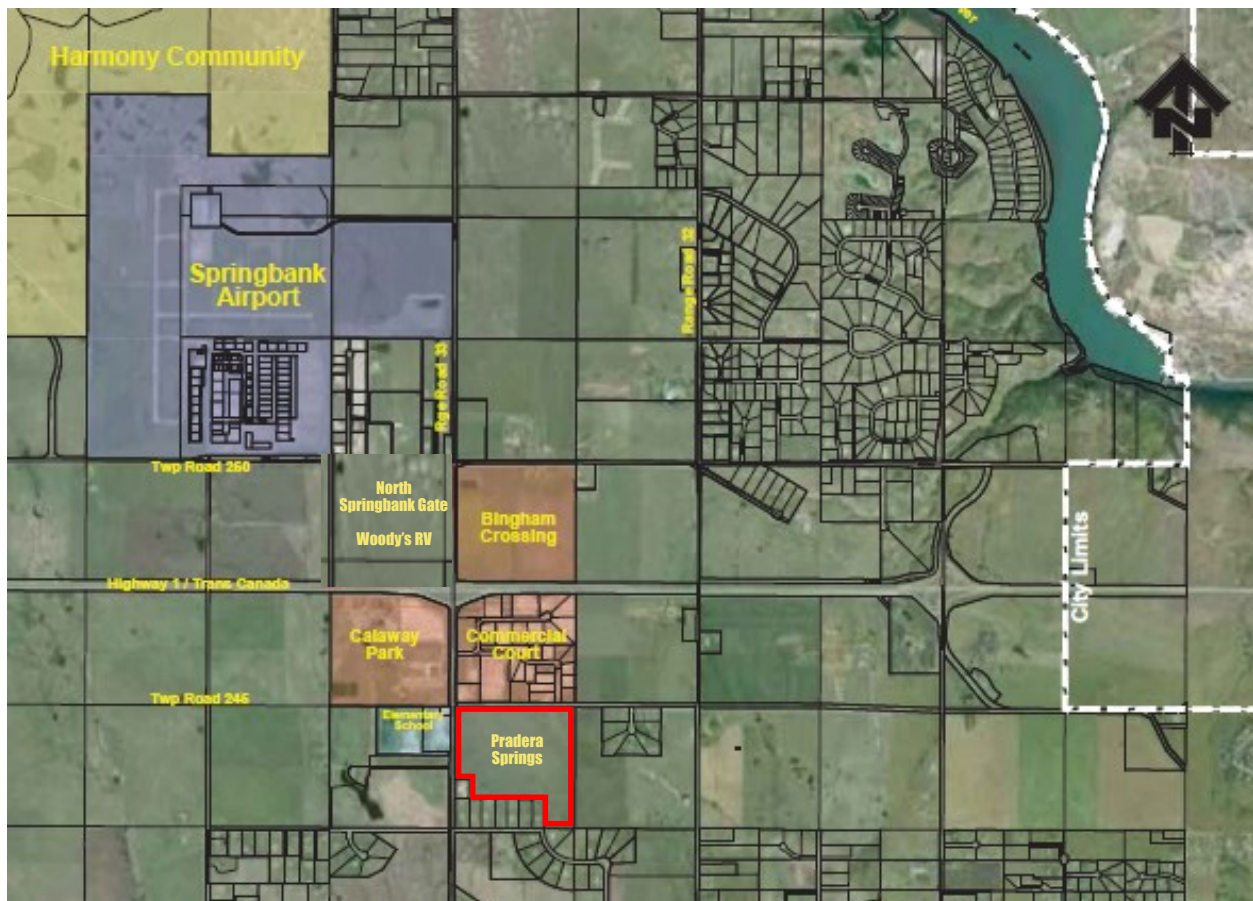
Typical Walkout Bungalow: Lower Plan





# PRADERA SPRINGS - SPRINGBANK - 40 AC 56 SEMI DETACHED ESTATE VILLAS

## AREA CONCEPT PLAN MAP





# PRADERA SPRINGS - SPRINGBANK - 40 AC 56 SEMI DETACHED ESTATE VILLAS

## AREA CONCEPT PLANS

Pradera Springs Conceptual Plan:

[CS-Pradera-Springs.pdf \(rockyview.ca\)](#)

Harmony Conceptual Scheme:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Harmony.pdf>

Woody's RV - Draft Master Site Development Plan:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedMSDP/MSDP-Proposed-Woodys-RV-World.pdf>

Bingham Crossing - Master Site Development Plan:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/MSDP/MSDP-Bingham-Crossing.pdf>

Bingham Crossing - Concept Plan:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Bingham-Crossing.pdf>

# PRADERA SPRINGS - SPRINGBANK - 40 AC 56 SEMI DETACHED ESTATE VILLAS

## AREA MAP

FIGURE 1 | Regional Context



### Legend

- Conceptual Scheme Plan Area
- Municipal Boundary

# **PRADERA SPRINGS - SPRINGBANK - 40 AC 56 SEMI DETACHED ESTATE VILLAS**



**CONTACT:**  
**CHARLES RUSSELL**  
**403 - 650 - 2002**  
**[russell.houston@shaw.ca](mailto:russell.houston@shaw.ca)**

**HOUSTON** REALTY

**This information, although believed to be accurate, is not warranted to be so and does not form a part of any future contract. The sale of this property may be withdrawn without notice.**