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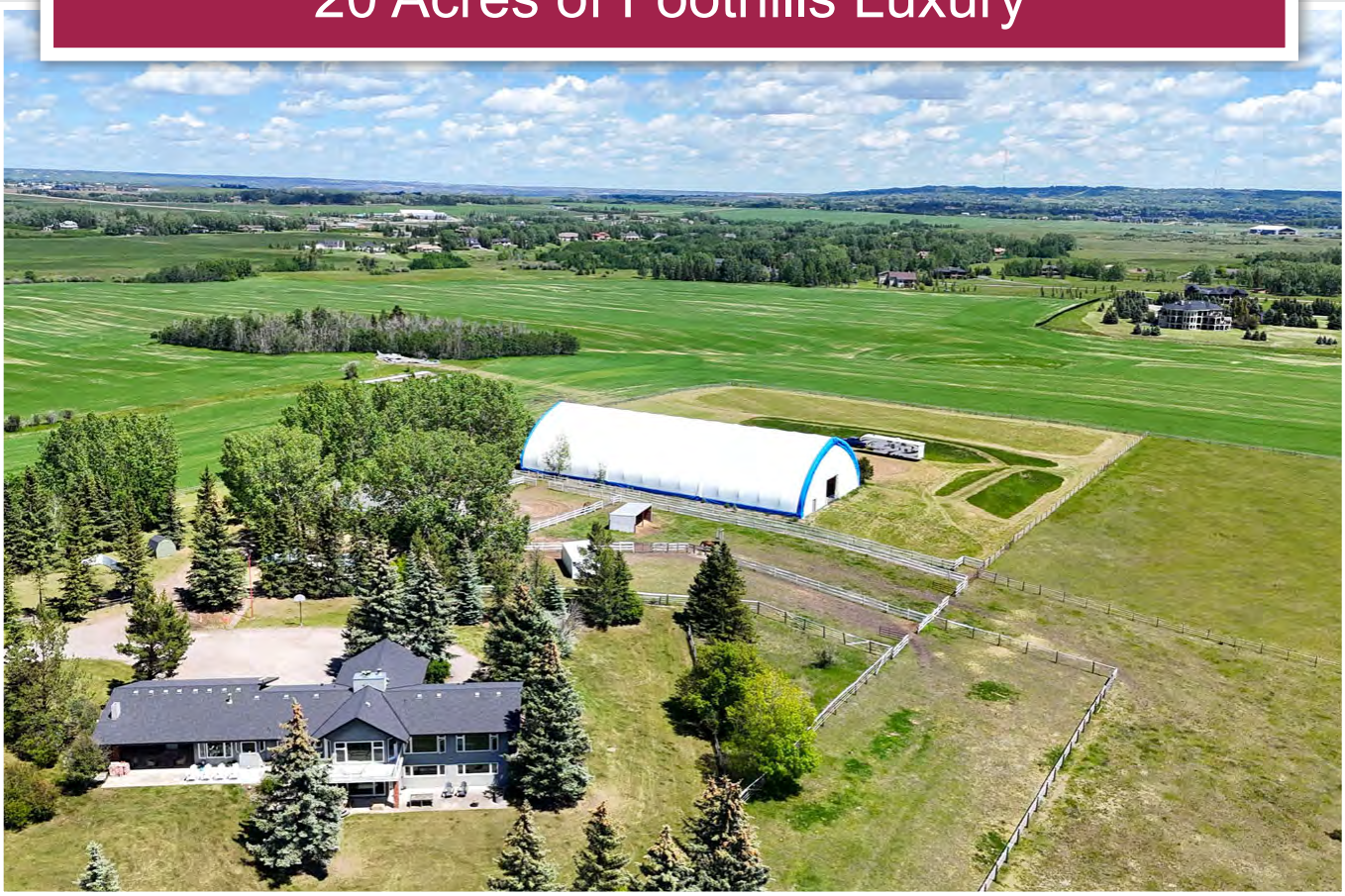
Springbank Crown Equestrian Estate

20 Acres of Foothills Luxury



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Springbank Crown Equestrian Estate

20 Acres of Foothills Luxury

PROPERTY DETAILS

Listing Number:	26189
Price:	$3,950,000
Taxes (2026):	$6,500
Size:	20.03 acres
Zoning:	A-SML

DESCRIPTION

Set atop a crown in coveted Springbank, this 20-acre trophy equestrian estate captures the very best of Alberta foothills living: panoramic mountain views, rolling countryside, privacy, mature landscaping, exceptional horse infrastructure, and long-term land value in one of the Calgary region's most desirable rural residential markets.

Securely set back from Range Road 34 behind a gated front driveway, the residence is privately positioned to take full advantage of the land, the views, and the surrounding natural beauty. From nearly every window, the home looks out toward pastures, paddocks, open fields, mature cottonwoods and spruce, and the distant Rocky Mountains. The setting is peaceful and elevated, offering the rare feeling of complete country privacy while remaining within easy reach of Calgary, schools, services, and the recreation of Bragg Creek, Kananaskis, Canmore, and Banff.

The walk-out bungalow offers 2,098 sq. ft. above grade with an additional 1,875 sq. ft. in the lower level, for a total of approximately 3,974 sq. ft. of developed living space. The main level is modern, spacious, and functional, with a generous kitchen, dining room, breakfast nook, living room, foyer, laundry, mud room, two bedrooms, and two bathrooms. The primary bedroom is positioned on the main floor and includes a spacious en suite with soaker tub and shower. A second bedroom is also located on the main level, along with a 2-piece bath.

At the heart of the main floor is a large brick wood-burning fireplace, creating a warm and inviting atmosphere that contrasts beautifully with the open rural views outside. The kitchen sink overlooks the surrounding fields and pastures, where deer and elk can often be seen grazing across the road. Off the kitchen, the outdoor living space is a true highlight, with a BBQ area, brick pizza oven, protected seating, and an upper deck designed to take in quiet evenings and spectacular western sunsets.

The lower walk-out level expands the home's livability with two additional bedrooms, a 4-piece bathroom, office, recreation room, storage, and utility space. The covered lower patio creates another excellent outdoor living area, with direct access to the yard. The attached three-car, two-door garage provides practical storage and parking for acreage living.

For the serious equestrian buyer, the property is exceptionally well laid out. The land is fenced, perimeter fenced, and cross-fenced into multiple pastures and paddocks, with water available in each paddock to support rotational grazing or separation of horses and other livestock. Multiple animal shelters and electric waterers are positioned



throughout the property, allowing the operation to function efficiently through Alberta's changing seasons.

The barn is designed with both practicality and horse care in mind. Measuring approximately 54'7" x 42'3", the heated barn includes five box stalls, a tack room with extensive storage, a sink, bathroom, and fridge. The stalls lead out to a separate paddock, while the alleyway allows horses or stock to be moved efficiently between paddocks. The barn features a concrete floor for easy cleaning and pressure washing, along with metal roof and siding cladding and a sliding barn door. Additional supporting infrastructure includes a hay shed and shavings shed.

The indoor riding arena is a major asset, measuring approximately 80' x 180'. The fabric covered arena features a high-quality dirt floor, wooden kick boards to protect riders and horses from the aluminum frame, 14' overhead and man doors at each end. East of the indoor arena is outdoor arena space, adding further flexibility for riding, training, turnout, and future equestrian use.

The property also benefits from a drilled well, supporting the residential and agricultural use of the land. With multiple fenced pastures, paddocks, shelters, water points, and dedicated riding infrastructure, this is a rare Springbank offering capable of accommodating a refined private horse operation.

Beyond its current use as a premier equestrian estate, the property also carries significant long-term upside. At 20 acres in Springbank, the size and location may offer future subdivision or redevelopment potential, subject to Rocky View County approvals, planning requirements, servicing, and applicable land-use regulations. The ongoing installation of the Calalta WaterWorks trunk line along Range Road 34, together with the anticipated future paving of the road, further enhances the property's long-term appeal for both estate buyers and forward-looking land investors.

This is a property that speaks to multiple buyer profiles: the equestrian family seeking turnkey infrastructure, the luxury acreage buyer looking for privacy and mountain views, and the long-term developer or investor who understands the scarcity of well-located 20-acre holdings in Springbank. With its elevated setting, secured entrance, substantial residence, indoor and outdoor riding amenities, fenced pastures, mature landscaping, and future upside, this estate represents one of the more compelling rural luxury opportunities west of Calgary.

LOCATION

243036 Range Road 34 - Rocky View County, AB

DIRECTIONS

Contact the listing agent.

AREA DATA

Springbank is one of the Calgary region's most desirable rural residential communities, offering an exceptional balance of country living, estate-style properties, mountain views, and immediate access to the amenities of Calgary. Located west of the

city within Rocky View County, Springbank has long been recognized for its spacious acreages, executive homes, equestrian properties, and quiet rural character.

The area has deep agricultural roots and was originally known as a productive farming and ranching community before gradually becoming one of the premier acreage markets west of Calgary. Today, Springbank remains highly sought after by buyers looking for privacy, land, views, and a refined rural lifestyle without sacrificing convenience.

Residents benefit from excellent regional access via Highway 1, Highway 8, Lower Springbank Road, and nearby Highway 22. Calgary's west-end communities, shopping, restaurants, private schools, recreation facilities, and business services are all within easy reach, while the foothills, Bragg Creek, Kananaskis Country, and the Rocky Mountains are close enough for regular weekend recreation.

Springbank is well-served by local amenities, including Springbank Park For All Seasons, which offers indoor arenas, curling, training areas, outdoor recreation space, ball diamonds, soccer fields, playground areas, and green space. The community is also home to nearby golf courses, parks, an off-leash dog park, and the Calgary/Springbank Airport, which supports private, recreational, charter, and general aviation.

Families are drawn to the area for its strong school network, including Elbow Valley Elementary, Springbank Middle School, and Springbank Community High School, along with access to private school options in the broader west Calgary and Springbank area.

Springbank's location, estate-quality properties, rural setting, mountain backdrop, and proximity to Calgary have made it one of the most prestigious acreage communities in Alberta. It is an ideal area for those seeking space, privacy, and a high-end country lifestyle while remaining closely connected to the city.

RECREATION

Springbank is exceptionally well-positioned for recreation, offering immediate access to both urban amenities and Alberta's world-class mountain playground. Residents enjoy a peaceful rural setting with wide-open space, quiet roads, equestrian opportunities, golf courses, parks, and community recreation facilities, all while remaining just minutes from Calgary's west side.

Springbank Park For All Seasons is a central community hub, offering arenas, curling, sports fields, playgrounds, and gathering space for local families. The surrounding area also provides easy access to golf, riding facilities, walking trails, cycling routes, and the Calgary/Springbank Airport for private and recreational aviation.

For outdoor enthusiasts, Springbank is ideally located as a gateway to the foothills and mountains. Bragg Creek, Kananaskis Country, Canmore, and Banff National Park are all easily accessible, providing endless opportunities for hiking, biking, skiing, fishing, camping, horseback riding, and weekend getaways. Calgary's extensive pathway system, restaurants, shopping, schools, and entertainment venues are also close at hand, making Springbank a rare location where country privacy, city convenience, and mountain recreation all come together.

HISTORY

Springbank has a long and established history as one of the earliest rural communities west of Calgary. The area was originally known as "Spring Bank," a name tied to the natural springs and coulees found throughout the district. These water

sources helped support early settlement, farming, and ranching, and many of the first homesteads were established near reliable spring water.

Settlement in the area began in the late 1800s, with early families building farms, churches, schools, and community gathering places. Agriculture formed the foundation of Springbank's early identity, with mixed farming, livestock, and ranching shaping the landscape for generations.

Over time, Springbank evolved from a working agricultural district into one of Alberta's most desirable country residential communities. Its close proximity to Calgary, open foothills setting, mountain views, and strong rural character attracted families seeking space, privacy, and a high quality of life. While the area has seen significant estate and acreage development, Springbank has retained much of its historic country atmosphere, with its roots in agriculture, community, and rural living still central to its appeal today.

MAP REFERENCE

51° 3'12.30"N and 114°22'15.35"W

BOUNDARIES
Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

The property has served as a fantastic executive rental property and is currently bringing in $8,000/ month from tenants.

The property can also serve as an equestrian boarding facility with lessons, and equine classes.

Given the size of the property, location, and services available, there is a real possibility of future development and subdivision with the property.

SERVICES

- Drilled well - 10 gpm
- Calalta Waterworks trunk line in the process of being constructed on Range Road 34. property could be tied into water line
- Septic with field
- Electricity
- Natural gas forced air furnace
- Wood burning fireplace
- Heated barn via natural gas

IMPROVEMENTS

- Modern walk-out bungalow with approximately 3,974 sq. ft. of developed living space (up and down)
- 4 bedrooms and 3 bathrooms
- Upper deck and covered lower patio, BBQ area, and pizza oven
- Attached triple-car garage
- Private gated front driveway with mature trees and attractive approach
- Fenced and cross-fenced
- Barn with 5 box stalls, tack room, hay storage, and shavings shed
- Large indoor riding arena, approximately 80 ft x 180 ft
- Outdoor arena space located east of the indoor arena
- Animal shelters throughout the paddock areas

LEGAL

DESCRIPTIVE PLAN 9510987 BLOCK 1 EXCEPTING THEREOUT ALL MINES AND MINERALS

LINC 0026 380 444





























































































































































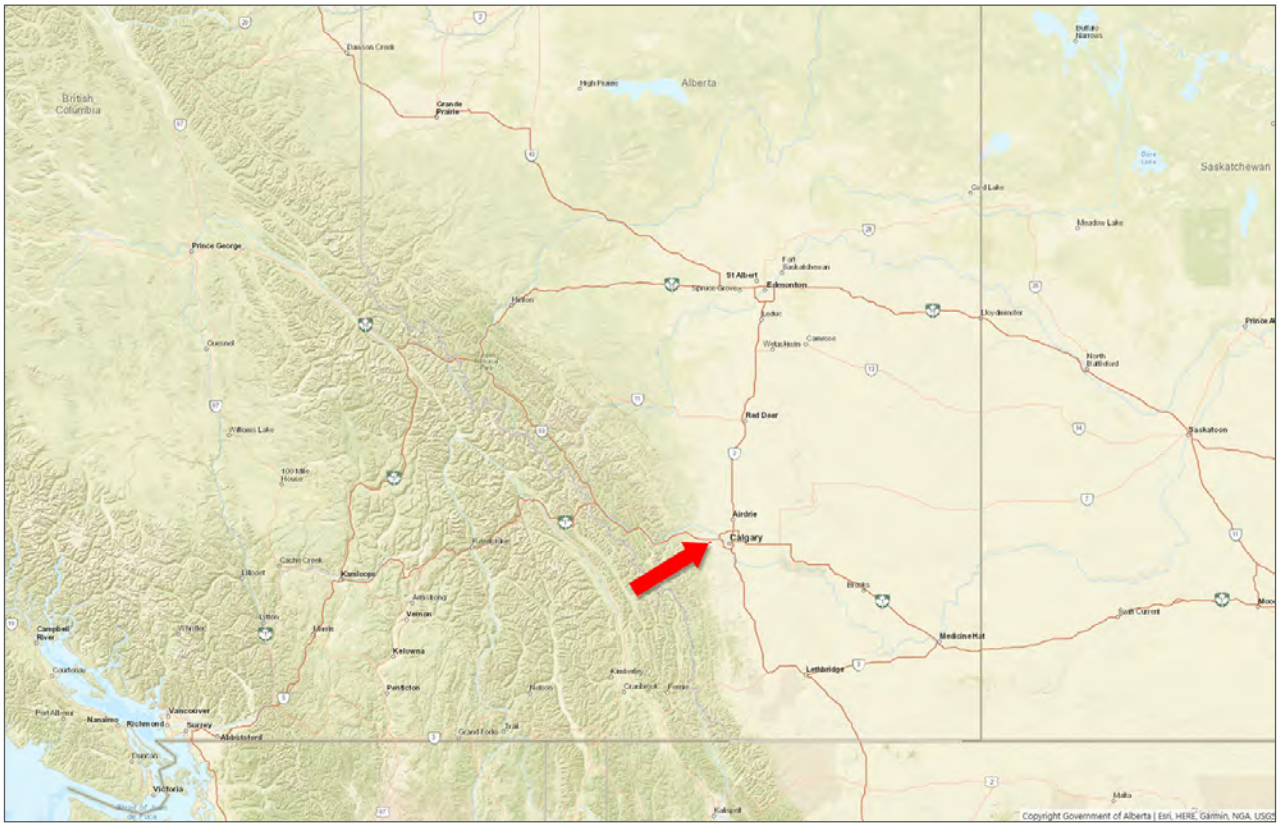

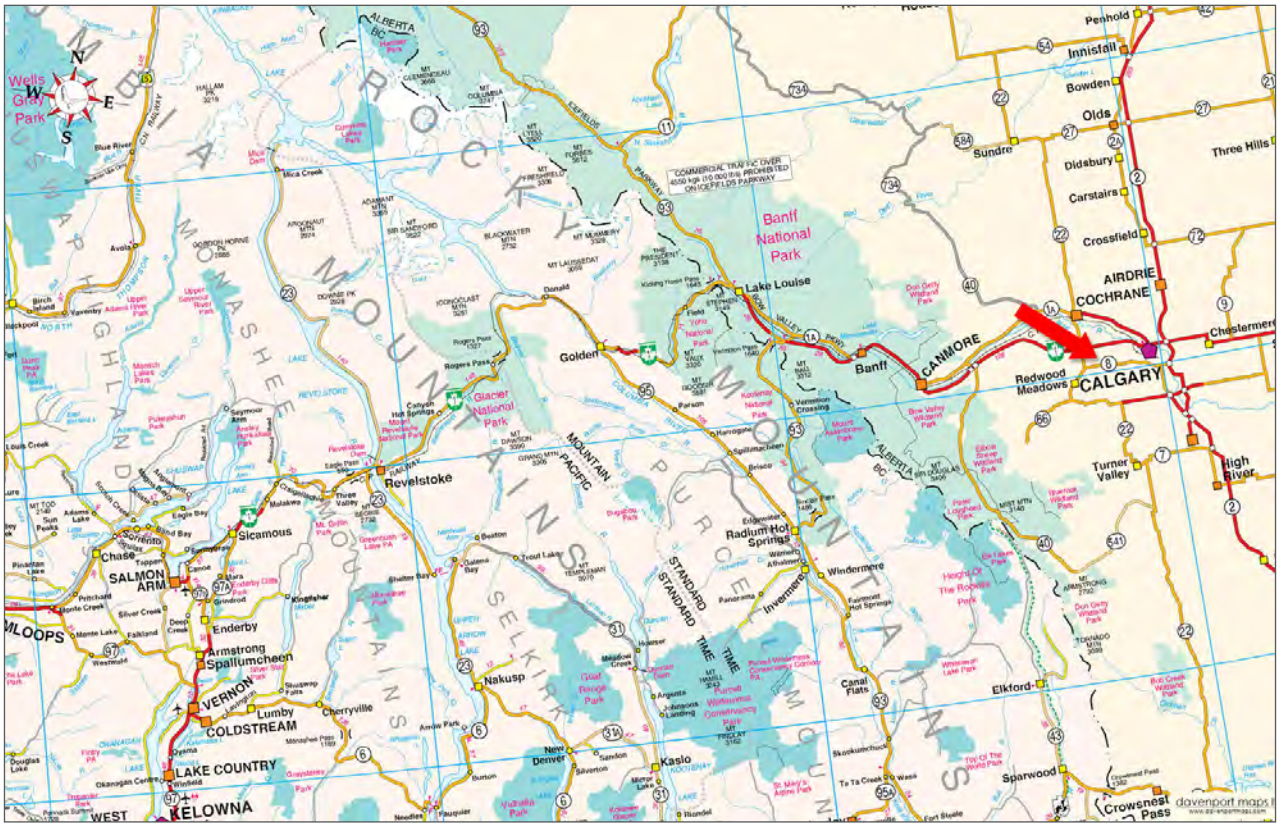
Banff National Park
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Bowden
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Turner Valley
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Spallumcheen
VERNON
Lumby
Cherryville
COLDSTREAM
LAKE COUNTRY
KELOWNA
Nakusp
New Denver
Kaslo
Radium Hot Springs
Windermere
Invermere
Canal Flats
Elkford
Sparwood
Crowsnest Pass
Fernie
Wells Gray Park
Mica Creek
Golden
Donald
Parson
Field
Yoho National Park
Kicking Horse Pass
Rogers Pass
Eagle Pass
Three Valley
Malakwa
Mt. Griffin
Shuswap Lake
Salmon River
Trout Lake
Beaton
Meadow Creek
Argenta
Johnsons Landing
Kootenay Lake
Duncan Lake
Slocan Lake
Arrow Park
Burton
Needles
Fauquier
Silverton
Sandon
Mirror Lake
Rondel
Brisco
Spillimacheen
Parson
Vermilion Crossing
Kootenay National Park
Mount Assiniboine Provincial Park
Bow Valley Wildland Park
Edith Cavell Meadows Wildland Park
Peter Lougheed Provincial Park
Spray Valley Provincial Park
Don Getty Wildland Park
Height Of The Rockies Provincial Park
Bob Creek Wildland Park
Elbow Falls Recreation Area
Whiteswan Lake Provincial Park
Turner Valley Gas Plants National Historic Site
Okanagan Centre
Douglas Lake
Pritchard
Monte Creek
Falkland
Deep Creek
Silver Creek
Westwold
Kingfisher
Grindrod
Tappen
Canoe
Sunnybrae
Blind Bay
Eagle Bay
Shuswap Provincial Park
Greenbush Lake PA
Mt. Griffin PA
Three Valley Provincial Park
Revelstoke Provincial Park
Eagle Pass Provincial Park
Mount Revelstoke National Park
Canyon Hot Springs
Seymour Arm
Anstey Hunakwa Provincial Park
Pukeashun Provincial Park
Louis Creek
Blackpool
Avola
Birch Island
Upper Adams River Provincial Park
Lower Adams River Provincial Park
Upper Salmon River Provincial Park
Lower Salmon River Provincial Park
Monashee Provincial Park
Mann Lakes Provincial Park
Mann Lake Provincial Park
Revelstoke
Columbia Mountains
Monashee Mountains
Selkirk Mountains
Rocky Mountains
Purcell Mountains
Canadian Pacific Railway
Trans-Canada Highway
Alberta Highway 93
Alberta Highway 1A
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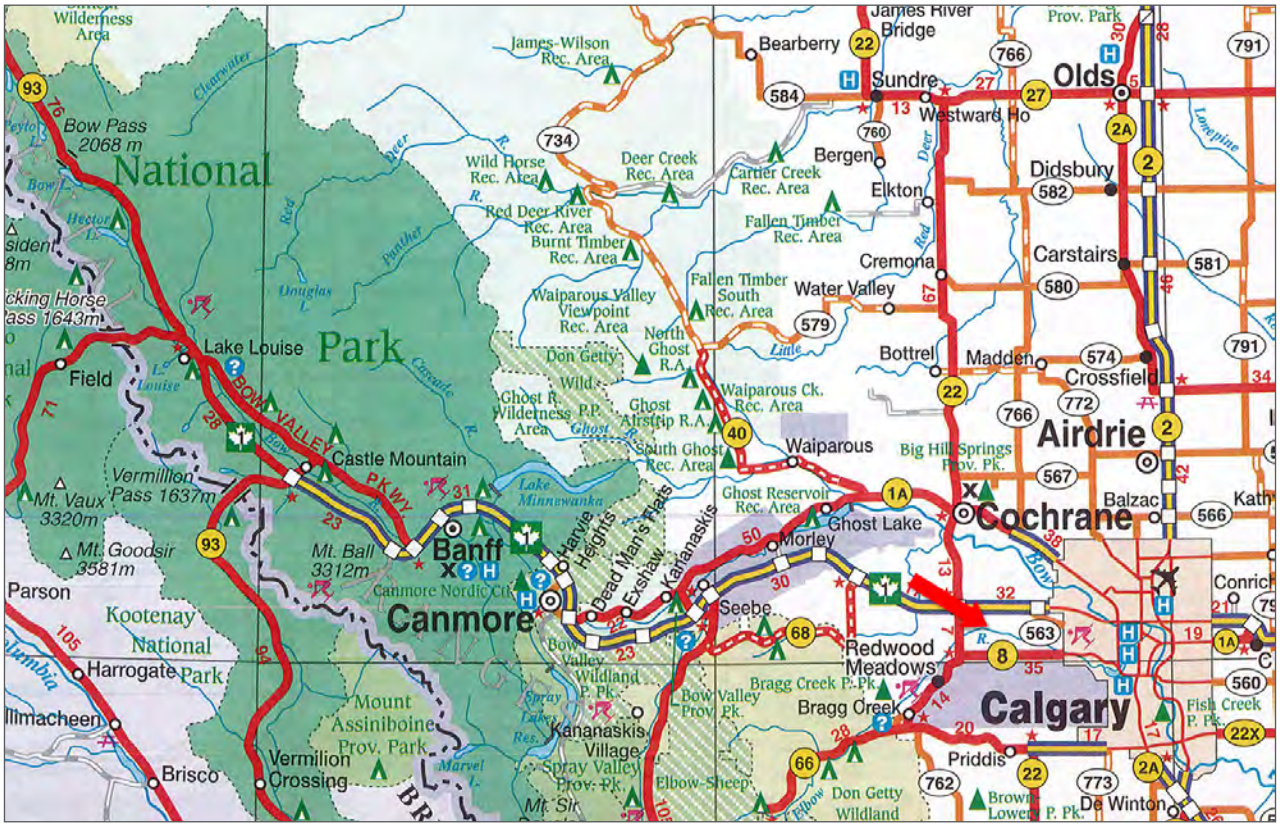
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Parson
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Ilmacheen
Brisco
Vermilion
Crossing
Mount
Assiniboine
Prov. Park
Kananaskis
Village
Spray Valley
Prov. Pk.
Bow Valley
Wildland
P. Pk.
Harvie
Heights
Dead Man's Flats
Exshaw
Seebe
Morley
Ghost Lake
Waiparous
Cochrane
Redwood
Meadows
Bragg Creek
Calgary
Airdrie
Crossfield
Madden
Bottrel
Water Valley
Cremona
Carstairs
Didsbury
Olds
Sundre
Bearberry
Westward Ho
Elkton
Bergen
James River
Bridge
Priddis
De Winton
Balzac
Conrich
Fish Creek
P. Pk.
Big Hill Springs
Prov. Pk.
Ghost Reservoir
Rec. Area
Waiparous Ck.
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Airstrip R.A.
South Ghost
Rec. Area
Ghost R.
Wilderness P.P.
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Don Getty
Wild
Waiparous Valley
Viewpoint
Rec. Area
Fallen Timber
South
Rec. Area
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Cartier Creek
Rec. Area
Deer Creek
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Wild Horse
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Red Deer River
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Burnt Timber
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Elbow-Sheep
Don Getty
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Brown
Lowery P. Pk.
Mt. Sir
Canmore Nordic Ctr.
Lake
Minnewanka
Bow Valley Pkwy
Bow
Valley
Trail
Kananaskis
Trail
Deer
Red
Little
Elbow


Benchlands
Ghost Lake
Harvie Heights
Canmore
Exshaw
Kananaskis Village
Cochrane
Bearspaw
Artists View Park West
Calgary
Conrich
Chestermere
Redwood Meadows
Bragg Creek
Two Gens
Priddis
De Winton
Millarville
Okotoks
Diamond Valley
Aldersyde
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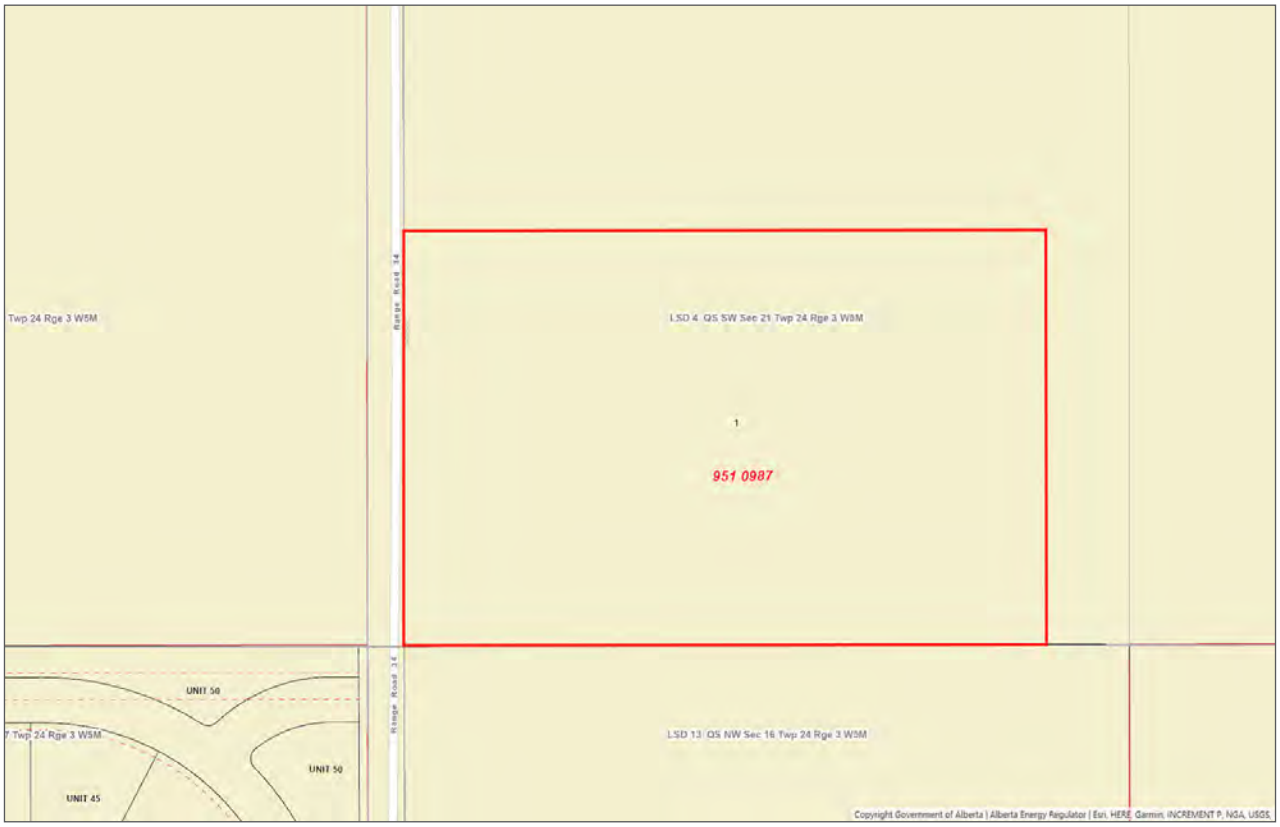
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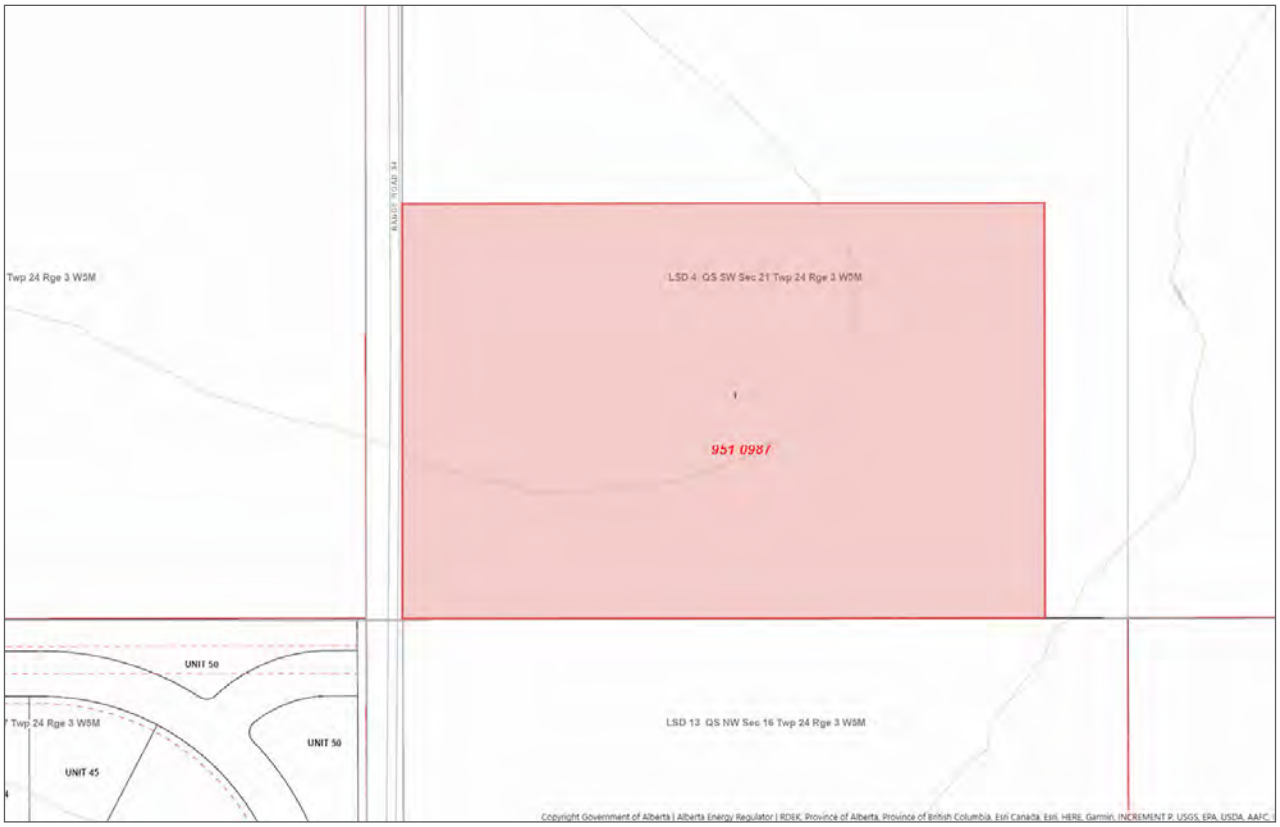
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