

THE SPRINGS AT DEWINTON

PRIME RESIDENTIAL DEVELOPMENT LAND SOUTH OF CALGARY



274th Avenue & Meridian Street, MD of Foothills, Alberta

A unique opportunity to acquire up to 330 acres of land for a comprehensively planned country residential community.

Opportunity to purchase any of the individual parcels for an executive estate. See page 3 for more details.

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FOR SALE | THE SPRINGS AT DEWINTON



RECENT APPRAISAL
AVAILABLE



TAXES

\$757.19 (2023 actual)

MUNICIPAL TAX RATE

(MILLS, YEAR 2023, NON-RESIDENTIAL)

District Name	Non-Residential
M.D. of Foothills	12.268
Willow Creek No. 26, M.D	8.110
Rocky View County	10.430
Wheatland County	11.780
Vulcan County	13.644
Calgary	22.080

Unique Acquisition Opportunity: up to 330 acres of land with a comprehensively planned cluster residential community.

Flexible Purchase Options: The property consists of four separately titled legal parcels, all of which can be sold separately.

Approved by Foothills County: An 82-lot development plan is poised for phased implementation. The Area Concept Plan has been approved, and the bylaw permitting the land use amendment for all lots remains in effect. Additionally, a development agreement has been executed to facilitate the construction of essential infrastructure to support the development.

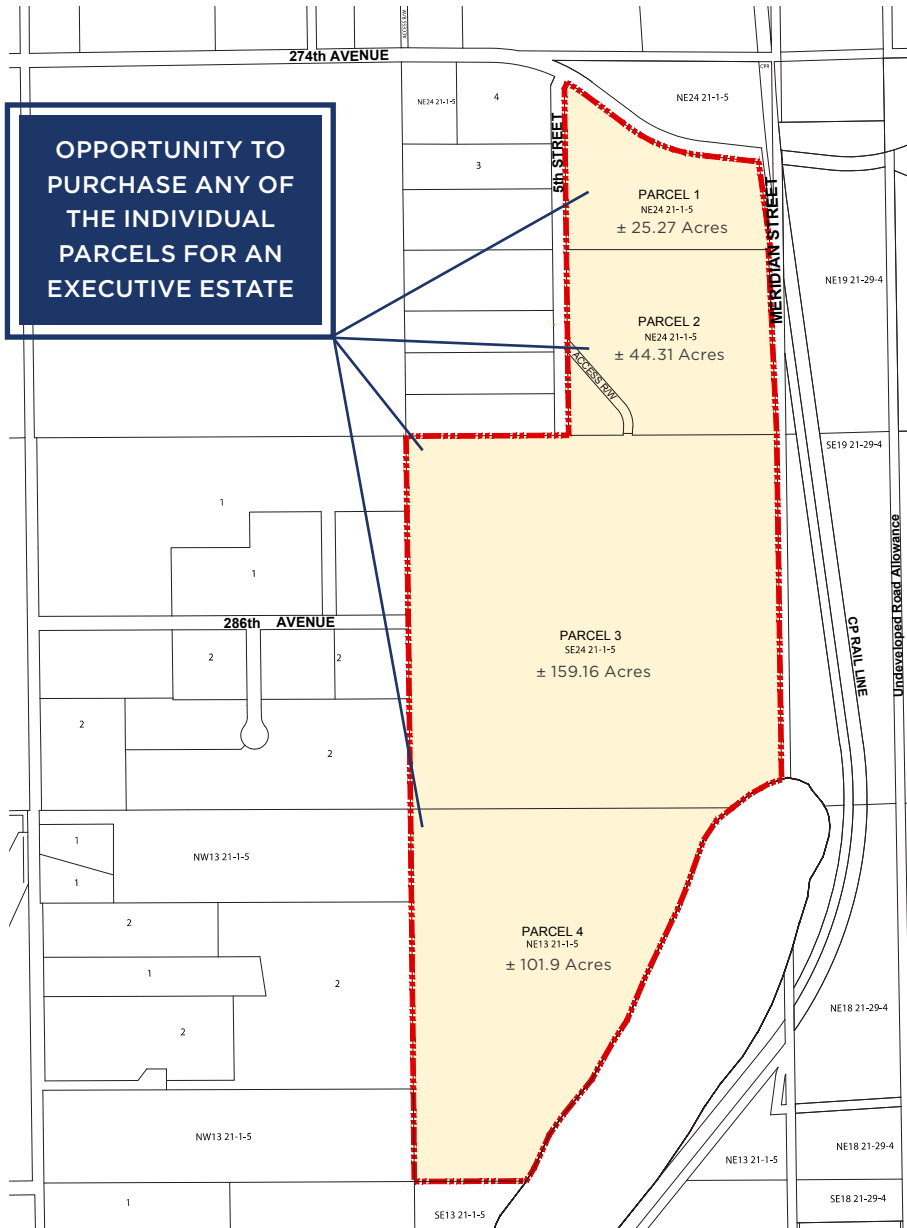
Flexibility for Redesign: Potential to adjust the development plan into larger country residential lots, with county support for tailored development plans through pre-application meetings.

Encouraged Higher Density Projects: Foothills County supports stakeholder engagement to streamline development approvals, ideal for creating communities akin to Heritage Point and Artesia.

Water Supply and Services: The property has two existing artesian groundwater wells with water licenses in place. An adjacent proposed development, Foothills Landing, is working with Corix Utilities to bring municipal services to the area.

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CURRENT PARCELS



MUNICIPAL ADDRESS

274th Avenue & Meridian Street
MD of Foothills, Alberta

PARCEL 1

Legal	C of T	ha (±)	ac (±)	Price/Acre
NE 24-21-1-W5M	091 222 487 +2	10.22	25.27	\$79,000

TAXES | \$75.49 (2023 actual)

PARCEL 2

Legal	C of T	ha (±)	ac (±)	Price/Acre
NE 24-21-1-W5M	091 222 487 +1	17.93	44.31	\$65,000

TAXES | \$120.20 (2023 actual)

PARCEL 3

Legal	C of T	ha (±)	ac (±)	Price/Acre
SE 24-21-1-W5M	091 222 487 +3	64.4	159.16	\$45,000

TAXES | \$394.99 (2023 actual)

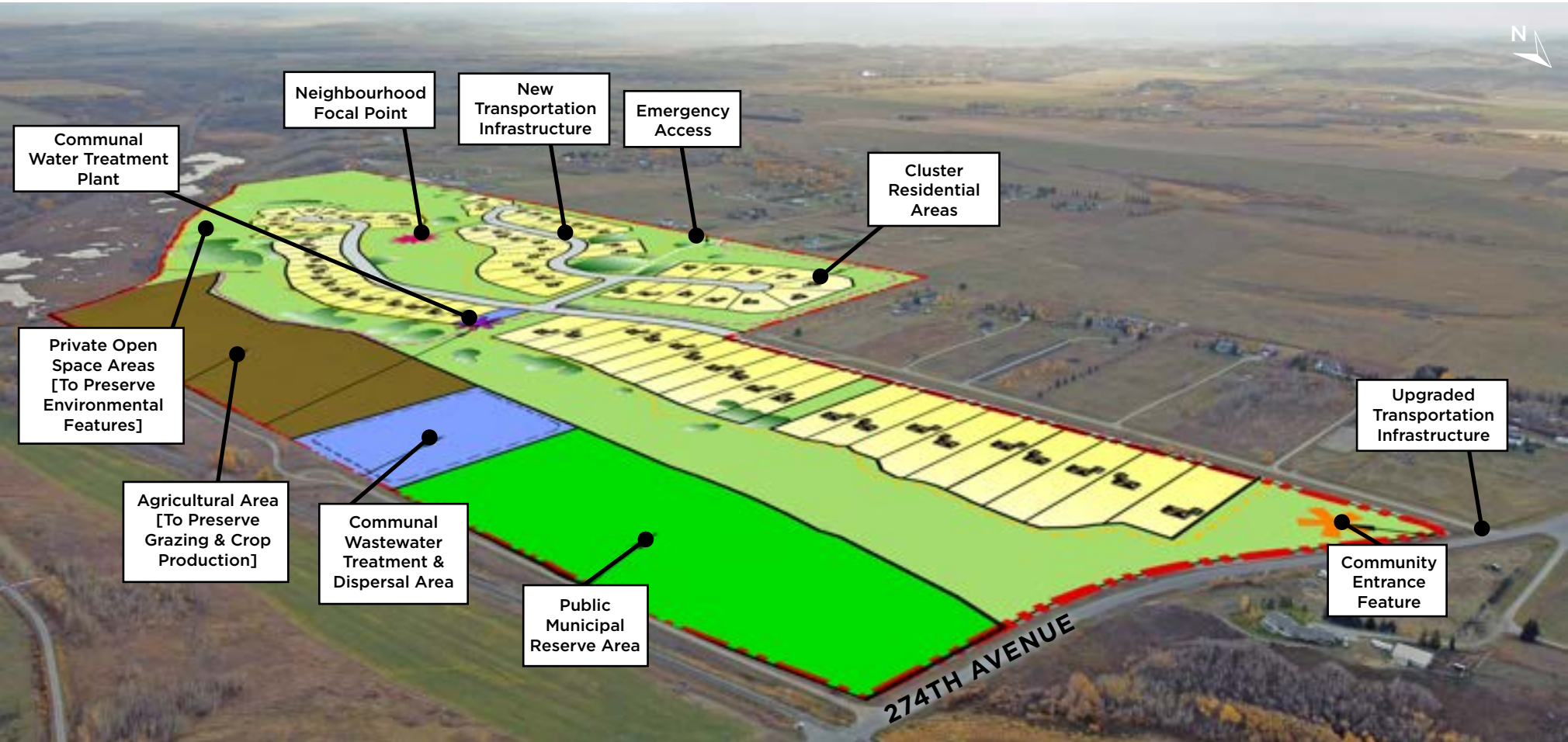
PARCEL 4

Legal	C of T	ha (±)	ac (±)	Price/Acre
NE 13-21-1-W5M	091 222 487	41.24	101.9	\$65,000

TAXES | \$166.51 (2023 actual)

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DEVELOPMENT CONCEPT



CONCEPT PLAN POPULATION



# of Lots/Dwellings	82
# of Persons/Dwelling	2.7 (as per M.D. Foothills 2021 Civic Census)
Anticipated Population	221

CURRENT ZONING

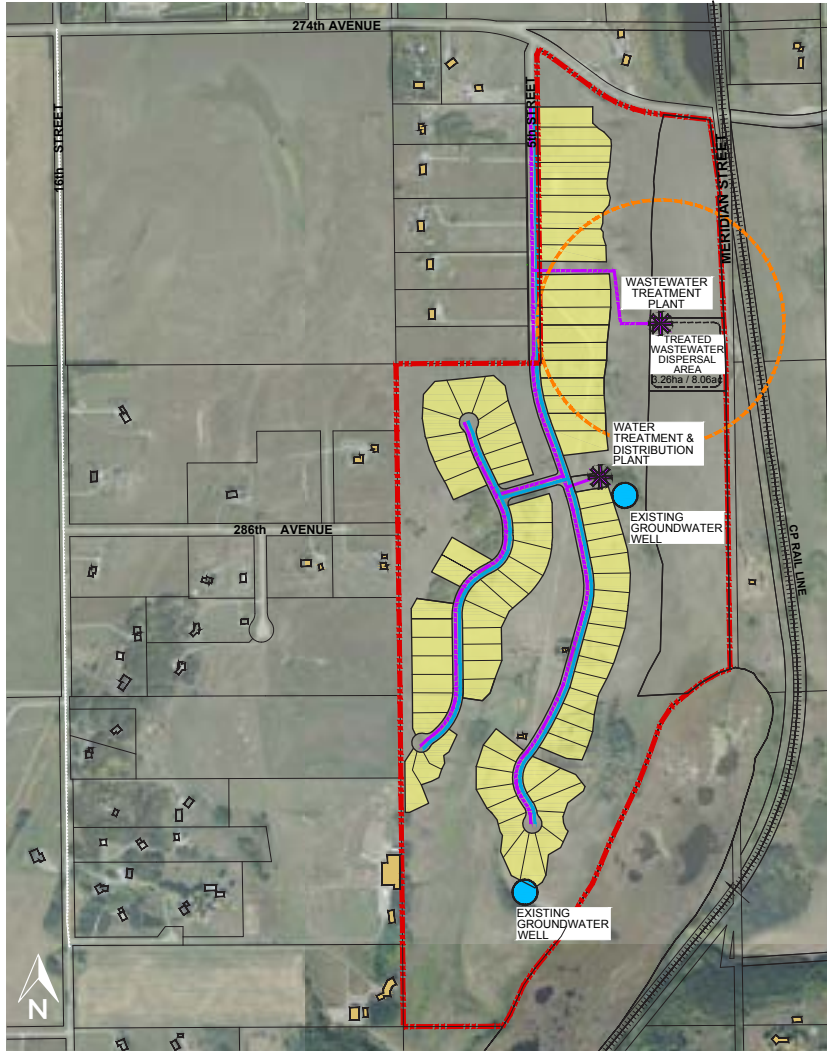
CLR - Cluster Residential District
A - Agricultural District
EP - Environmental Protection District
MR - Municipals Reserve
PUL - Public Utility Lot

DEVELOPMENT STATISTICS

	ac	ha	%
Residential Area	96.5	39.05	30
Private Open Space Area	152.5	61.71	47
Municipal Reserve (MR)	19.1	7.73	6
Agricultural Area	32.6	13.19	10
Public Utility Lot (PUL)	8.8	3.56	3
Roads	14.7	5.95	4
Remnant Lands	2.5	1.01	1
TOTALS	326.7	132.21	100

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CONCEPT UTILITY SERVICING PLAN



Concept services provided by a communal potable water and & wastewater treatment plant in accordance with the Municipal Development Plan which includes:

- Two (2) production groundwater wells currently installed
- Concept wastewater treatment plant
- Natural gas, power & internet are available at the property line

DUE-DILIGENCE DOCUMENTS AVAILABLE

2023

- Appraisal (AltusGroup)

2017

- MD of Foothills Planning & Development Subdivision Phase 1 Approval (*expired*)
- Alberta Environment Storm Drainage Registration

2014

- The Springs at DeWinton Outline Plan
- Diversion Channel Flood Risk Mapping Report

2012

- Alberta Environment Water License and License to Divert

2011

- Preliminary Wastewater Management Assessment (Worley Parsons Canada)
- Traffic Impact Assessment (Eagle Engineering Corp)
- Registration for Waterworks System (AENV)
- Stormwater Management Strategies for The Springs at DeWinton (Westhoff Engineering Resources Inc.)
- Biological Assessment and Environmental Management Plan (Sweetgrass Consultants Ltd.)
- Community Consultation Summary Report (Kim Smith)

2010

- Investigation of Potential Drawdown Interference (Waterline Resources Inc.)

2006

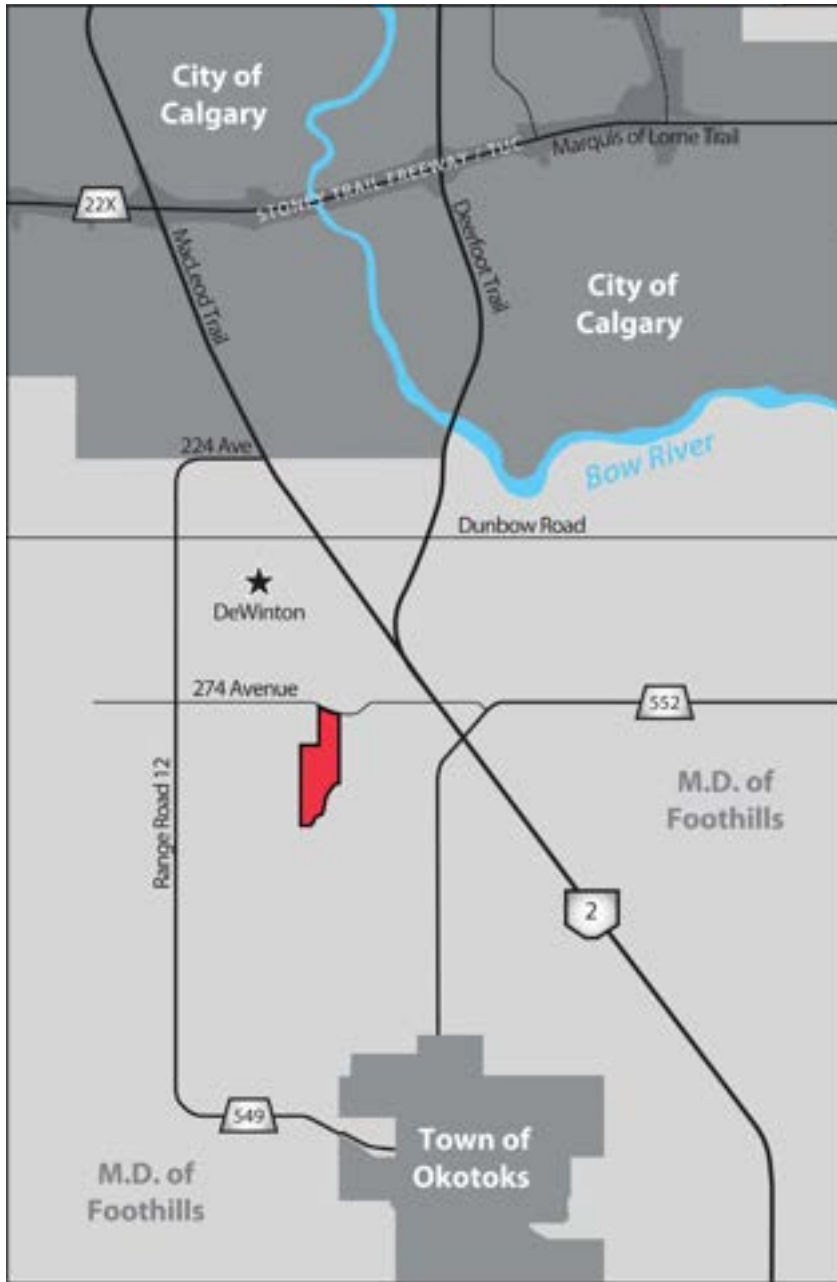
- Assessment of Arability (Matrix Solutions Inc.)
- Initial Slope Stability Assessment (McIntosh Lalani Engineering Ltd.)
- Historical Resources Impact Assessment (Historical Resource Management)
- Notification of Clearance in accordance with the Historical Resource Act (Alberta Community Development)

GENERAL

- Various Geotechnical Reports Completed between 1999 - 2016

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REGIONAL CONTEXT MAP



The M.D. of Foothills is known for its scenic landscapes and popular community amenities, such as schools, golf courses, polo clubs, equestrian trails, and observatories.



DRIVE TIMES *From Site*

Highway 2	4 Minutes
Highway 2A	4 Minutes
Calgary	8 Minutes to City Limits
Town of Okotoks	10 Minutes
Saddledome	32 Minutes
Calgary Int'l Airport	35 Minutes



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GROUND PHOTOS



RE/MAX COMMERCIAL CAPITAL

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DEWINTON, ALBERTA

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