

# \$2,880,000 - 98 West Meadows Estates Road, Rural Rocky View County

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MLS® #A2235300

**\$2,880,000**

4 Bedroom, 3.00 Bathroom, 2,169 sqft  
Residential on 18.24 Acres

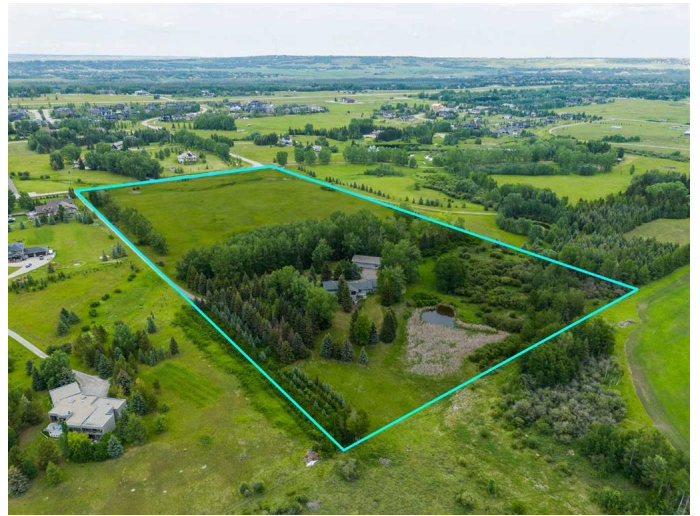
Westmeadow Estates, Rural Rocky View County, Alberta

A rare opportunity to acquire ~18.24 acres of prime Springbank land in one of the most sought-after rural settings west of Calgary. Positioned just south of Elbow Valley West and only minutes to the Glencoe Golf & Country Club, this property offers an exceptional blend of privacy, scale, and long-term potential – whether for future redevelopment, a custom estate residence, or as a strategic hold.

Tucked away at the end of a long private drive and surrounded by mature spruce and aspen, the land features gentle topography, a spring-fed water feature, and westward views toward the Rocky Mountains. With no building commitments or architectural controls, this is an ideal canvas for a private compound or estate-caliber home.

The existing residence and outbuildings, while dated, occupy a discreet site at the rear of the parcel – preserving future build flexibility and minimizing disruption to the natural landscape. While this listing is offered at land value only, the current home offers over 3,400 square feet and has solid structure & bones if a buyer was interested in undertaking a renovation.

This location offers seamless access to the amenities of Calgary's west side, while



remaining just 25 minutes from the downtown core. Four golf courses, including Glencoe, Elbow Springs, River Spirit and Pinebrook are nearby, and the gateway to the Canadian Rockies begins just minutes west on Highway 8 and the Ring Road less than 5 minutes away. For equestrian users, there is ample space for paddocks and facilities, with existing fencing and access to regional bridle paths.

Parcels of this size, with this degree of privacy and access, rarely come to market in this corridor. Whether held as a land investment, reimagined as a signature estate, or explored for potential subdivision, the property offers a compelling blend of immediate enjoyment and future upside.

Private viewings by appointment only.

Built in 1975

**Essential Information**

MLS® #	A2235300
Price	\$2,880,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,169
Acres	18.24
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

**Community Information**

Address	98 West Meadows Estates Road
Subdivision	Westmeadow Estates
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T3Z 1M5

### Amenities

Parking Spaces	4
Parking	Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage, Quad or More Detached
# of Garages	8

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Kitchen Island, Walk-In Closet(s), Sauna
Appliances	Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	10
Zoning	R-RUR

### Listing Details

Listing Office	eXp Realty
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