

**243080 Morning Vista Way**  
**Rural Rocky View County, Alberta**

**MLS # A2285392**



**\$788,800**

**Division:** Springbank

**Lot Size:** 1.98 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 23-24-3-W5

**Zoning:** R-1

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Welcome to MORNING VISTA ESTATES, an exclusive estate community in Springbank featuring 2&ndash;4 acre lots fully serviced with water, electricity, and gas. Surrounded by Alberta&rsquo;s breathtaking prairie landscape, this community offers pure prairie air, expansive views, and an exceptional setting for families seeking space, privacy, and a higher quality of life &mdash; all just minutes from Springbank Schools and Springbank Park For All Seasons (SPFAS). The seller has building plans approved by the developer for a 5,000 sq. ft. custom home and a 2,000 sq. ft. accessory building, offering a valuable head start on bringing your estate vision to life. Bring your preferred builder and create a residence tailored to your lifestyle. Residents enjoy quick mountain access, three nearby golf courses, proximity to top public and private schools, higher-end shopping, and a focus on healthy living with the Westside Recreation Centre close by. This is a like-minded estate community designed to inspire life-changing experiences for young children and long-term family living. This 1.98-acre lot is perfectly suited for those seeking space, serenity, and luxury country living &mdash; just minutes from the city. GST due diligence is required.