

2026 ORIGINAL RESEARCH RELEASE

Calgary Region *Acreage Ownership Intelligence*

A field-led framework for understanding land, construction eras, private systems and the ownership differences hidden behind one search label.

AUTHORED & REVIEWED BY DUSKO SREMAC
Real Estate Partners Team at Real Broker · Alberta

Published August 17, 2026 · luxuryacreages.ca

An acreage is a connected operating system.

The house, land, water, wastewater, access, title and supporting buildings cannot be evaluated responsibly in isolation. Across Calgary’s country-property belt, identical floor area can represent a very different ownership proposition because the systems, construction history and municipal context differ.

This report organizes the market by recurring typology and housing era. It deliberately avoids rankings and transaction disclosure.

“The best shortlist removes uncertainty before it adds houses.”

— Dusko Sremac, Alberta REALTOR®

WEST CALGARY COUNTRY ESTATE	FOOTHILLS VIEW ACREAGE	NORTH / NORTHWEST HOLDING
Springbank, Bears paw and Elbow Valley. Architecture, access, shared systems, topography and replacement complexity.	De Winton, Priddis, Millarville and rural Okotoks. Exposure, usable land, wells, private sewage and municipal land use.	Rocky View and Cochrane-area markets. Road network, growth pressure, outbuildings, servicing and neighbouring use.

Construction history changes the diligence path.

01

Legacy homestead

Older shelterbelts, adapted buildings and systems that may have evolved in stages. Records and sequencing matter.

02

Country-residential expansion

Late twentieth-century subdivisions with varied parcel sizes, private systems and renovation histories.

03

Estate build-out

Large custom homes where envelope, mechanical capacity, landscape infrastructure and replacement cost interact.

04

Contemporary rural architecture

Newer, highly glazed or technically complex homes requiring commissioning, drainage and warranty evidence.

FIELD IMPLICATION

Age alone is not a quality ranking. It changes which records, systems and specialists deserve priority.

Five evidence files for a serious review.

01	Water	Source, capacity, quality, treatment, maintenance history and any shared obligations.
02	Wastewater	System type, age, permits, service records, capacity and practical replacement area.
03	Title & access	Registered interests, road responsibility, encroachments and year-round physical approach.
04	Buildings	Permits, electrical and heating capacity, legal use, condition and insurability.
05	Land	Drainage, slope, soils, fencing, environmental context and intended use.

Dusko's field rule

Do not let a beautiful interior postpone the expensive rural questions. Water, wastewater, drainage, access, title and legal use can reshape the assignment long after cosmetic finishes are forgotten.

A practical order of operations.

1 · Define intended use

Residence, animals, business activity, guests, rental, outbuildings and future work.

2 · Build the source file

Title, plans, permits, water, wastewater, surveys, service records and insurance context.

3 · Test physical systems

Use qualified inspection, water, septic, electrical, structural or environmental professionals as appropriate.

4 · Confirm municipal context

Land-use district, permits, future planning, road responsibility and neighbouring applications.

5 · Price uncertainty

Separate known work, specialist unknowns and optional improvements before deciding how to proceed.

Transparent evidence is part of the product.

Public market context is drawn from CREB® July 2026 Calgary city and regional statistics packages. These sources describe broad housing conditions and are not presented as an acreage-only index.

Three user-supplied historical CREB® exports were assessed as a private research input. Because those files mix urban luxury and acreage-adjacent communities and do not provide a stable community field, they are not used to publish community-level transaction statistics in this edition.

PRIVACY RULE

No sold price, private address, MLS® identifier, agent identifier or rare row-level combination is disclosed. Small or unstable samples are withheld. This report does not provide an appraisal, forecast, engineering opinion, legal opinion, inspection or municipal confirmation.

PRIMARY SOURCES

- CREB® July 2026 Calgary Monthly Statistics Package
- CREB® July 2026 Calgary Regional Statistics Package
- CREB® data release dates and reporting thresholds
- Alberta private sewage codes and standards
- Alberta Rural Water Quality Information Tool
- Foothills County and Rocky View County land-use resources

Representation disclosure

Dusko Sremac provides direct real estate representation in Alberta through Real Estate Partners Team at Real Broker. Outside Alberta, PRPTY can coordinate introductions to appropriately licensed local professionals.

403-988-0033 · dusko@repyyc.com · luxuryacreages.ca