



THE
A-TEAM

**RE/MAX
FIRST**

0 223 Avenue, Rural Foothills County T0L 1W4

MLS® #: **A2037670**

Area: **NONE**

Listing Date: **04/22/23**

List Price: **\$975,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

1,459,260 sqft

Lot Shape:

Access:

Direct Access

Lot Feat:

Gentle Sloping,Pasture,See Remarks,Treed

Park Feat:

DOM

392

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

Agricultural

Legal Desc:

Remarks

Pub Rmks:

Here is a golden opportunity to own a 33.5 acre, premium raw parcel of land only 6 to 8 minutes south of the charming Hamlet of Priddis and about 18 minutes to Calgary! Seldom do these size parcels become available in this 'high demand' area where many beautiful acreages abound. Located off the Old Coal Mine Road within the beautiful Priddis area of the Foothills County, you can enjoy loads of space and privacy with plenty of room to build your dream home, enjoy walks, quiet surroundings, night star gazing etc. Access is from a hardtop MD road providing a quick and easy commute to Calgary. With a mixed landscape of pleasant clusters

of trees and lots of open pastoral and grazing portions, there are various options for building sites and usage. Until you actually build you can come out anytime and just enjoy the serenity on your own “get away” large country lot. The location is only 14 minutes to the new Calgary South-West Ring Road allowing fast access to the city and numerous amenities in the south Calgary area, is minutes to the Priddis Golf & Country Club and 14 minutes west to charming Bragg Creek. New access recently created to property and new well drilled at 1.5GPM.

Inclusions:

Property Listed By:

None

ROYAL LEPAGE SOLUTIONS

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



