



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**79.41 ACRES SE-13-22-3W5 , Rural Foothills County T1S 2T7**

MLS@#: **A2057428**      Area: **NONE**      Listing Date: **06/15/23**      List Price: **\$3,100,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Foothills County**

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **3,459,099 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Gentle Sloping,Private,Sloped,Treed,Views**  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**597**  
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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>                | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
|             |              |                   | <u>Legal/Tax/Financial</u> |              |                   |

Title:      Zoning:  
**Fee Simple**      **A**  
 Legal Desc:

Remarks

Pub Rmks: **Imagine owning 79 Acres at the end of a dead end, within 10 minutes of Shawnessy, and the Ring road, on paved serviced roads. Imagine the best Mountain and Foothills views, from high on the hill over looking your land and the valley's around you. Well it doesn't take imagination because it is there for you in Priddis, SW of Calgary. Part of "Dark Sky Country", right next to the Rothney Astrophysical Observatory, this 79 acres runs north and south along a long ridge giving 360 degree views from Calgary to the Mountains. Very productive land, that is currently in hay and pasture, with some nice forested areas in the bottom on the East side. Want to build your Big, Beautiful, Dream Home on the ridge? This is the perfect land for someone who has a few horses and wants a little space between them and their neighbors. But the view of the foothills, and the glistening Rocky Mountains, is what you will be waking up, and coming home to each and every day. This 79 acres**

**in Priddis, is everything that you can imagine! Gas and power border property. Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Proper permits required for any development.**  
**None**  
**COLDWELL BANKER MOUNTAIN CENTRAL**

Inclusions:  
Property Listed By:

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







