



THE
A-TEAM

**RE/MAX
FIRST**

W:5 R:3 T:22 S:29 Q:NW Drive, Rural Foothills County T0L 1W0

MLS®#: **A2079106**

Area:

Listing Date: **09/12/23**

List Price: **\$974,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Finished Floor Area

DOM

497

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Year Built:

0

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

1,258,448 sqft

Lot Shape:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Many Trees,Native Plants,Near Golf Course,Private,Treed

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

Well

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:

Fee Simple

Legal Desc:

0011143

Zoning:

A

Remarks

Pub Rmks: **Looking for ultimate privacy without a building commitment...Introducing a Priddis paradise, where nature's beauty and limitless possibilities converge. Nestled in**

the Foothills, this raw land parcel offers a rare opportunity to craft your dream escape, free from the confines of building commitments and architectural controls. Situated on a tranquil dead-end road, this pristine haven boasts all the elements of your country/forest vision. As you approach, a canopy of majestic trees welcomes you, promising the utmost in privacy and seclusion. The property's natural elegance is revealed through its abundant greenery, with towering trees providing shade and serenity. At the heart of this sanctuary lies a picturesque creek-fed pond, complete with a charming dock that beckons you to pause and soak in the tranquility. Here, you'll witness the ebb and flow of seasons, creating a canvas of ever-changing beauty. Survey the land, and you'll discover prime building sites that cater to both your residential and outbuilding aspirations. Whether you envision a cozy cottage or an expansive estate, this parcel offers the flexibility to bring your architectural dreams to life. A significant attribute of this property is its two wells, providing a reliable source of water to nurture your land and accommodate your future home. This haven is situated on a road less traveled, shared by only a handful of neighboring residences. Here, you'll find the serenity and solitude you crave, cocooned by nature's embrace. The absence of architectural controls empowers you to unleash your creativity, ensuring that your vision for the perfect rural retreat can become a reality. For those seeking an active lifestyle, the nearby Priddis Greens Members-Only Golf Course offers an exclusive opportunity to tee off amidst breathtaking scenery. In just 20 minutes, you will reach Calgary, making this property a commuter's dream. Whether you yearn to escape the city's hustle and bustle, embrace a life where your animals roam freely, or trail ride and explore on your very own property this Priddis gem is your perfect fit. It's a place where the possibilities are as endless as the Alberta skies and where your dream property awaits. Seize this opportunity and embark on a journey filled with natural beauty and endless potential. Property lines in photos are approximate.

Inclusions:

Property Listed By:

None

RE/MAX IREALTY INNOVATIONS

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







