



THE
A-TEAM

**RE/MAX
FIRST**

86 acres on Highwood Rive E- 16-21-28 W4 , Rural Foothills County TOL 1B0

MLS®#: **A2081265**

Area: **NONE**

Listing Date: **09/15/23**

List Price: **\$995,000**

Status: **Pending**

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:

3,774,909 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

246

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

DC6

Remarks

Pub Rmks:

Family fun and a great holding property. Check out this prestigious Highwood river front property, only 15 min South of Calgary. Yes - you can own 86 acres of stunning Alberta Foothills with the clear, cool, Highwood River meandering through rolling ranchland, willow and waterfront. So diverse with hilly, treed coulees, open rangeland, large ponds for watering livestock, across the top, 10 acres of rich, cultivated farmland, and dramatic Sandstone cliffs, towering over the sparkling clear river. So many views of the mountains and the whole river Valley. Wildlife is abundant. Located just south of the Davisburg bridge. Just 9 km away, from the Heritage Heights school and Scott Seaman Arena plus only 20 km to Okotoks, or South Campus Hospital in Calgary . Whether a holding property, or a weekend getaway , this gorgeous river front land is a great place for your active family to enjoy in a secure investment. Please do not enter property without permission. The

List 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.

Inclusions:

None

Property Listed By:

COLDWELL BANKER MOUNTAIN CENTRAL

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



