



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240162 HIGHWAY 22 #10, Rural Foothills County T0L 1W0**

MLS® #: **A2125794**

Area: **NONE**

Listing Date: **04/24/24**

List Price: **\$1,785,000**

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:

**3,351,070 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**25**

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:

**0312739**

Zoning:

**A**

Remarks

Pub Rmks:

**76.93 OF PRIME ALBERTA RANCH COUNTRY JUST SOUTHWEST OF CALGARY BEFORE AND OPPOSITE PRIDDIS GREENS GOLF COURSE !!! ORIGINAL HISTORY OF 100 YEARS.....THIS IS ONLY THE SECOND OWNER \*\*\*\* DIRECT PAVED ACCESS OFF 22X WITH MAJOR MD OF FOOTHILLS STYLE CUL DE SAC ROAD BUILT THRU AND UP TO THE TOP OF THE RIDGE WHERE THE VIEWS ARE TRULY MAGNIFICENT \*\*\* 320 DEGREE PANORAMA OF VALLEY....FOOTHILLS.....and.... WHITE PEAKED CANADIAN ROCKIES !!! A RARE OPPORTUNITY TO OWN YOUR VERY OWN " ROCKY MOUNTAIN HIGH" NICE MIX OF OPEN MEADOWS AND TREES. WITHIN REASON THIS PROPERTY COULD HAVE SUBDIVISION POTENTIAL OR BUILD YOUR VERY OWN COUNTRY ESTATE AND KEEP IT ALL TO YOUR SELF WITH TOTAL PRIVACY AND QUIET SECLUSION YET ONLY A 12 MIN DRIVE TO CITY SHOPPING AND ENTERTAINMENT OR 2 MINUTES TO SUNDAY BRUNCH AT PRESTIGIOUS PRIDDIS GREENS GOLF COURSE !! THIS IS A VERY SPECIAL PROPERTY THAT IS A MUST SEE AND NOT TO BE MISSED INVESTMENT OR PERSONAL LIFESTYLE OPPORTUNITY \*\*\*\***



Inclusions:  
Property Listed By:

**NONE**  
**Royal LePage Solutions**

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

















