



THE
A-TEAM

**RE/MAX
FIRST**

336 Street, Rural Foothills County T0L 1W0

MLS®#: **A2131487** Area: **NONE** Listing Date: **07/07/24** List Price: **\$2,900,000**
 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: **6,969,600 sqft**
 Lot Shape:

Access: **Direct Access**
 Lot Feat: **Cul-De-Sac, Seasonal Water, Square Shaped Lot, Many Trees, Meadow, Native Plants, Pasture, Private, Secluded, Treed, Wooded**
 Park Feat:

DOM

71
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat: **Private Yard**

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>
			Legal/Tax/Financial		

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

Remarks

Pub Rmks: **Welcome to one of the most beautiful pieces of land in the Foothills County. Located in between Bragg Creek and Priddis this parcel is perfectly placed to enjoy**

seclusion & tranquility yet it is an easy commute to the city. A perfect blend of hay land and trees makes it a one of a kind balance to enjoy country living. Whether looking for your forever oasis or an investment opportunity this is one you will not want to pass up. In 2006 there was a 7 lot subdivision that passed the first reading with the County, 5 wells have been drilled and the environmental overview was completed. They are not making any more land so this may be a good opportunity for others to also enjoy the beauty of this area. A Rocky Mountain view can be seen from the clearing and wildlife frequent the area. If you are new to this province, you must view in person to truly appreciate. If you are from here you know how sought after this unique property truly is. When you are ready to visit ensure you leave yourself enough time to stroll through the pathways the animals have created and to soak in the sunshine and enjoy stunning views in every direction. It really will be hard to leave. When you hear the saying "the opportunities are endless" in this case they really are.

Inclusions:

None

Property Listed By:

RE/MAX Realty Professionals

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