



THE A-TEAM

RE/MAX FIRST

0 226 Avenue, Rural Foothills County T1S 3E9

MLS® #: A2137902 Area: NONE Listing Date: 06/04/24 List Price: \$975,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Foothills County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 1,459,260 sqft
Lot Shape:
Access: Gravel Road,Paved Road
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

30
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: Well
Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc:
Zoning: A

Remarks

Pub Rmks: Lovely 33.5-acre parcel of land approx. 7 minutes south of the Hamlet of Priddis and about 20 minutes to the south area of Calgary! Located off the Old Coal Mine Road within the beautiful Priddis area of the Foothills County, you can enjoy loads of space and privacy with plenty of room to build your dream home, enjoy quiet surroundings, night star gazing etc. Access is from a hardtop MD road providing a quick and easy commute. With a mixed landscape of pleasant clusters of trees

and open pastoral and grazing portions, there are various options for building sites and usage. Until you build you have the option to come to the land and just enjoy the serenity of your own "get away" country lot. The location is about 15 minutes to the new Calgary South-West Ring Road allowing fast access to the city and numerous amenities in the south Calgary area, is minutes to the Priddis Golf & Country Club and about 14 minutes west to charming Bragg Creek. New approach recently created to the property on the east side off 226 Ave., and new well drilled. With the additional approach there are 2 options for access to the property.

Inclusions:

Property Listed By:

None

Royal LePage Solutions

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



