



THE
A-TEAM

**RE/MAX
FIRST**

12 MILLARVILLE Landing, Rural Foothills County T0L 1K0

MLS®#: **A2138871** Area: **NONE** Listing Date: **06/07/24** List Price: **\$375,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Foothills County**

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

101
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Year Built: **0**
Lot Information
 Lot Sz Ar: **48,351 sqft**
 Lot Shape:

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

Access: **Direct Access,Paved Road**
 Lot Feat: **Cleared,Cul-De-Sac,No Neighbours Behind,Pie Shaped Lot,Views**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer: **Septic Field,Septic Tank**
 Ext Feat:

Construction:
 Flooring:
 Water Source:
Public,See Remarks
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **RC**
 Legal Desc: **0212953**

Remarks

Pub Rmks: **Immersed in natural splendor, this property offers a unique synergy of peaceful retreat and convenient access, just 20 minutes from the charm of Bragg Creek and 30 minutes from the energy of Calgary. Here, you'll find the perfect escape to unwind and reconnect with nature after a demanding day. Opportunities to own a piece of land as serene and captivating as this are seldom encountered. This haven serves as a gateway to the adventures of Kananaskis and the backcountry,**

offering a plethora of activities like hiking, mountain biking, cycling, horseback riding, fishing, and cross-country skiing. While enveloped in nature, you'll also enjoy the ease of proximity to everyday necessities. The property boasts quick access to the city and the new ring road, and is within walking distance of essential services like the K-8 school, hockey rink, and the iconic general store. Step back in time and explore the rich heritage of the hamlet, established in 1885. Immerse yourself in the vibrant community atmosphere, visiting the charming farmers market, the historical art gallery, or the renowned distillery and craft breweries. Discover unique local artisan studios, embrace the western culture, and experience the thrill of the racetrack. This property offers the perfect canvas to create your dreams, amidst a backdrop of tranquility, adventure, and rich history. Don't miss this opportunity to embrace the beauty of this natural sanctuary. Your journey to a life of harmony begins here.

Inclusions:

Na

Property Listed By:

RE/MAX First

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