



THE
A-TEAM

**RE/MAX
FIRST**

34 RANCHERS HILL Road, Rural Foothills County T0L 1W2

MLS® #: **A2144205** Area: **NONE** Listing Date: **06/24/24** List Price: **\$599,000**
 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: **124,146 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

6
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: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **CR**
 Legal Desc: **0211088**

Remarks

Pub Rmks: **LOCATION LOCATION LOCATION - Only an 11 minute drive from the city of Calgary, 3 minutes from the Priddis convenience store and less than 10 minutes away from Priddis Golf Club. Discover the perfect blend of natural beauty and community charm with this exceptional 2.85-acre lot nestled in the heart of the Foothills.**

This is the LAST lot available in the established community of Ranchers Hill. Embrace the opportunity to build your dream home surrounded by breathtaking views of the Rockies and a welcoming neighborhood atmosphere. This exclusive Country Estate sub-division features its own communal water system that offers all the fully pressurized country well water one could need. In addition to that, electricity, natural gas and telephone lines have been installed to the property line. Don't miss out on this one, call your favourite realtor and come check it out!

Inclusions:
Property Listed By:

n/a
Century 21 Foothills Real Estate

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

