

Scott Lake RANCH , Rural Rocky View County T3Z 2L4

MLS®#: **A2148503** Area: **NONE** Listing Date: **07/11/24** List Price: **\$32,500,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **131,150,448 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **4,848**
 Low Sqft:
 Ttl Sqft: **4,848**

DOM
268
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **0**
 Garage Sz: **3**

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:

Construction:
Stone
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **A-GEN, SLCR, AC, SL-HWY**
 Legal Desc:

Remarks

Pub Rmks: **In the rugged heart of Alberta, just a stone's throw from the bustling city of Calgary, Scott Lake Ranch emerges as a testament to untamed beauty and frontier spirit. Spanning over 3,000 acres, this legendary property stands with unyielding grace along the Trans-Canada Highway, offering a gateway to a world where the wild, rolling plains converge with the whispering pines of the Rocky Mountains. Within this expansive landscape lie 25 legal parcels totaling 3,010.8 acres,**

strategically positioned with direct access to the Trans-Canada Highway. Guided by the Scott Lake Area Structure Plan (ASP), parcels of the ranch are poised for both commercial and residential development—a testament to visionary opportunity in the heart of the West. Amidst this vast and captivating terrain stands a 5,000 sq. ft. estate home—a haven of elegance amidst the wilderness. Here, vistas stretch as far as the eye can see, each horizon telling a tale of boundless adventure and timeless beauty. Nestled within a secluded 1/4 section of the property, the estate home at Scott Lake Ranch exudes timeless elegance and rugged charm. Crafted from locally sourced stone, its sturdy facade harmonizes effortlessly with the surrounding natural landscape, offering a picturesque blend of luxury and wilderness. Designed to complement the terrain, the home's architecture reflects a deep respect for the environment, while inside, spacious living areas and modern amenities ensure comfort amid Alberta's untamed beauty. An additional home for a caretaker ensures meticulous care of the ranch, maintaining its pristine condition and attending to every aspect of daily life with utmost dedication. For over six decades, Scott Lake Ranch has been a beacon of stewardship and sustainability, expertly managed for cattle and forage operations. This rich heritage is woven into the fabric of the land, where each blade of grass carries whispers of the past and promises of a future shaped by generations of dedication. Scott Lake Ranch is more than just property; it is a legacy and a realm of infinite possibilities. With commercial and residential zoning and significant potential for conservation initiatives, it offers a rare chance to claim a piece of Alberta's soul. Here, amidst the splendor of nature and the spirit of the cowboy, you can forge a legacy as enduring as the land itself. Contact us today to arrange your private tour and experience firsthand the allure of owning a generational property that seamlessly blends natural beauty, heritage, and limitless potential in the heart of the West.

Inclusions:
Property Listed By:

To be negotiated
Sotheby's International Realty Canada

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











