



THE
A-TEAM

**RE/MAX
FIRST**

370165 79 Street #144, Rural Foothills County T1S 1B4

MLS® #: **A2160551**

Area: **NONE**

Listing Date: **08/26/24**

List Price: **\$210,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Finished Floor Area

County

Abv Sqft: **0**

Year Built:

0

Low Sqft:

Lot Information

Lot Sz Ar:

2,368 sqft

Ttl Sqft:

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

23

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:

\$235

Title:

Fee Simple

Zoning:

DC10

Fee Freq:

Monthly

Legal Desc:

0311515

Remarks

Pub Rmks:

Welcome to Country Lane Estates, a hidden gem nestled in the prairies! This is the perfect opportunity for snowbirds or anyone looking for a great lot to park an RV or put a prefab home. Just minutes from Calgary and on the outskirts of Okotoks, this park is located right on the banks of the Sheep River, offering a unique and

affordable living experience. Unlike other properties in lake/river communities of Calgary, where prices exceed \$1 million, this community offers both comfort and value without the hefty price tag. Open from April 1st through the end of October, Country Lane Estates provides a seasonal escape with a variety of impressive amenities. As a resident, you'll enjoy access to a clubhouse that includes a gym, library, board game room, auditorium (accommodating up to 100 people), billiards, a poker/games room, and shower facilities. The outdoor swimming pool and hot tub provide perfect spots to relax and unwind. With power, water, sewer, and garbage/recycling services are all included in the low monthly condo fees of just \$235 - this is an unbeatable deal. Plus, you actually own this lot, complete with a title and full ownership of the land. The current owners have made significant improvements to the property, including the addition of a beautiful sunroom built with high-quality wood—an ideal space for relaxation and entertaining guests. There's even a man cave where you can escape the city's hustle and bustle and enjoy some downtime with friends. The low-maintenance yard has been meticulously landscaped with flower beds and stunning concrete work, making it easy to enjoy outdoor living. If you're looking for more space or an actual house, the adjacent lot #145 (A2160501) is also available for purchase. Don't miss out on this fantastic opportunity—contact your favourite agent and schedule a viewing today!

Inclusions:

n/a

Property Listed By:

RE/MAX First

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