

8 RED WILLOW Court, Rural Foothills County T2X 0X0

MLS®#: **A2163407** Area: **Red Deer Lake** Listing Date: **09/11/24** List Price: **\$550,000**
 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: **138,520 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

8
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

| Room | Level | Dimensions | Room Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Title: **Fee Simple** Zoning: **CR**
 Legal Desc:

Remarks

Pub Rmks: **Rarely do opportunities like this come along—especially at such an attractive price point! Nestled in a quiet cul-de-sac, this exceptional ~3.2-acre walk-out lot in the prestigious Red Willow Estates offers an idyllic blend of tranquility and luxury, perfectly distanced from the highway for added peace. Located just 10 minutes from**

the world-renowned Spruce Meadows, Red Willow Estates is an equestrian-friendly community that offers stunning city views from its elevated position. Enjoy the best of both worlds with the privacy of country living, yet only a short 10-minute drive to Calgary. Families will appreciate being just minutes from top-rated schools such as Red Deer Lake School and Tanbridge Academy, both within an 8-minute drive. Plus, golf enthusiasts can reach Priddis Greens Golf and Country Club with ease, thanks to quick access via Highway 22x. One of the most attractive features of this property is the complete flexibility it offers—there is no timeline to build and no restrictions on your choice of builder, allowing you to customize your dream home on your own schedule. This is truly a one-of-a-kind opportunity in an amenity-rich acreage community, and it won't last long. Book your showing today before it's gone!

Inclusions:

Property Listed By:

None

Synterra Realty

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





