



THE
A-TEAM

**RE/MAX
FIRST**

RANGE ROAD 22 , Rural Foothills County T0L0A5

MLS®#: **A2171508** Area: **NONE** Listing Date: **10/06/24** List Price: **\$1,400,000**
 Status: **Active** County: **Foothills County** Change: **-\$180k, 03-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Recreational**
 City/Town: **Rural Foothills County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **4,560,732 sqft**
 Lot Shape:

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

DOM

118
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

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>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

Remarks

Pub Rmks: **Welcome to 104.7 acres of breathtaking beauty nestled along the serene Sheep River in Foothills County. Just an enchanting 18-minute drive to Okotoks and 6 minutes to Diamond Valley, this property boasts an exceptional location that combines tranquility with convenience. Imagine wandering through a harmonious**

blend of lush pastures and enchanting wooded areas, perfect for exploring. This land is a canvas for your dreams, inviting you to create a sanctuary of peace and natural beauty. Part of the property is elevated and offers stunning mountain views, making it an ideal spot for development or to build your dream home. The charming 1,200 sq ft barn awaits, ready to host magical gatherings and unforgettable celebrations. Equipped with two half baths, power, and heat, it's the ideal space to escape the elements while enjoying the company of friends and family. The potential for a stunning wedding venue or a vibrant community gathering spot is limitless! Currently zoned INR-Natural Resource Extraction with class 5 soil, this property offers endless possibilities for those looking to embrace the beauty of nature while creating lasting memories. Don't miss your chance to own this enchanting piece of land where dreams can flourish!

Inclusions:

N/A

Property Listed By:

Century 21 Foothills Real Estate

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





