



THE A-TEAM

RE/MAX FIRST

Lot 13 WHISKEY SPRINGS Hill, Rural Foothills County TOL 1W4

MLS#: A2178387 Area: NONE Listing Date: 11/08/24 List Price: \$650,000
Status: Pending County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Foothills
City/Town: County

Year Built: 0
Lot Information
Lot Sz Ar: 104,979 sqft
Lot Shape:

Access:
Lot Feat: Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Many Trees,Private,Treed,Views,Wooded
Park Feat:

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

DOM
43
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating: None
Sewer:
Ext Feat:
Construction:
Flooring:
Water Source: Well
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities: Electricity at Lot Line,Natural Gas at Lot Line,Underground Utilities

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc:
Zoning: CRA

Remarks

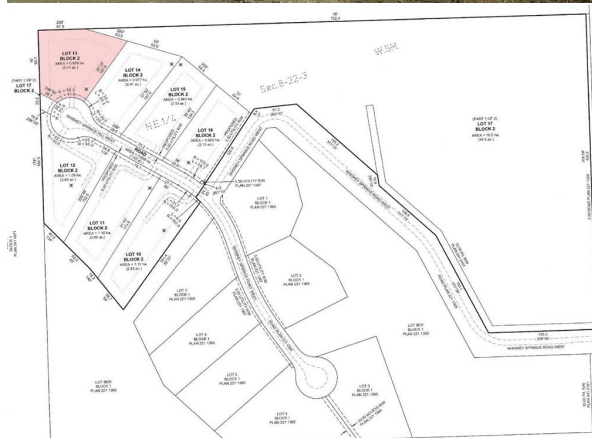
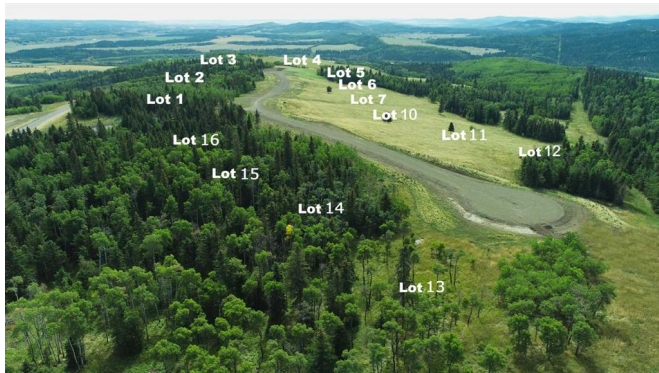
Pub Rmks: Phase 2 now available in Whiskey Springs Ridge! 2.41 ACRE LOT in a 14 parcel development in the hills southwest of Priddis hamlet. PANORAMIC MOUNTAIN & VALLEY VIEWS. This is the most private & picturesque developments in Foothills County. Be sure to click on the 3D link for the 360 degree view to see just how beautiful this property is in all directions! Restrictive covenants that protect your lot value without stifling your building plans. No time limit for when building must

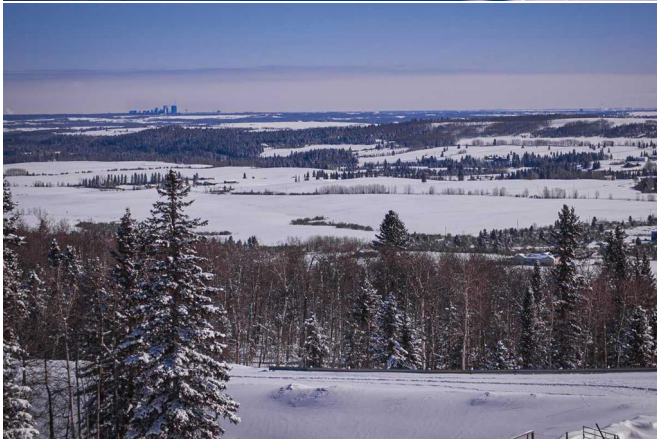
commence. This could be an investment property or your dream home location. Internal roads will be surfaced & dust free with access to Hwy 22 via chip coated municipal roads connecting to divided highway & south leg of the Calgary ring road. Individual drilled well. Both public & separate schools serve this district. Priddis community is a vibrant organization offering: a lending library, tennis courts, programs for tots to adults including a pond hockey team. Minutes from Priddis Greens or Kananaskis country. Take a beautiful drive out and choose from the remaining 6 lots in this stunning development! (Lot 10, 11, 12, 13, 14 & 15.) Please call to view as ACCESS MAY BE LIMITED due to current roadwork at 210 Ave and 256 Str.

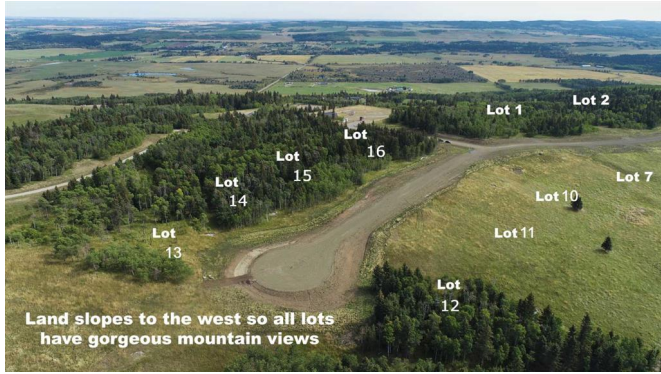
Inclusions:  
Property Listed By:

n/a  
CIR Realty

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







Land slopes to the west so all lots have gorgeous mountain views



