



THE A-TEAM

RE/MAX FIRST

Lot 11 WHISKEY SPRINGS Hill, Rural Foothills County T0L 1W4

MLS@#: A2191434 Area: NONE Listing Date: 01/30/25 List Price: \$669,000
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: 124,581 sqft
Lot Shape:

Access:
Lot Feat: Backs on to Park/Green Space,Cleared,Cul-De-Sac,No Neighbours Behind,Sloped,Views
Park Feat:

DOM 2
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: Well
Fnd/Bsmt:

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

Room Information

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

Title: Fee Simple
Legal Desc:
Zoning: CRA

Remarks

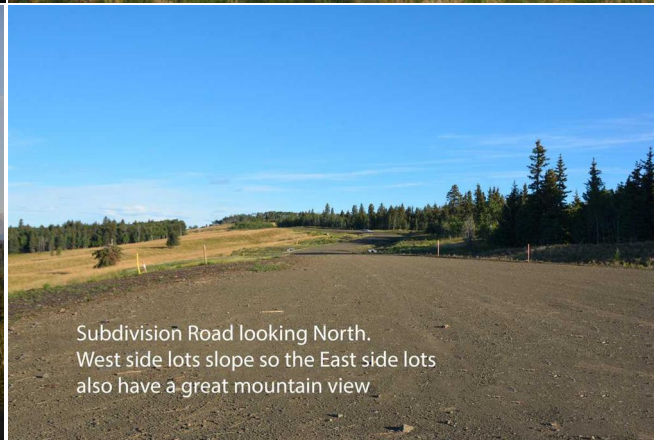
Pub Rmks: 2.86 ACRE LOT in Phase 2 of Whiskey Springs Ridge - a 14-parcel development in the hills southwest of the Priddis hamlet. PANORAMIC MOUNTAIN & VALLEY VIEWS. This is the most private & picturesque developments in Foothills County. Be sure to click on the 3D link for the 360 degree view to see 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 few remaining lots in this stunning development!**

Inclusions:  
Property Listed By:

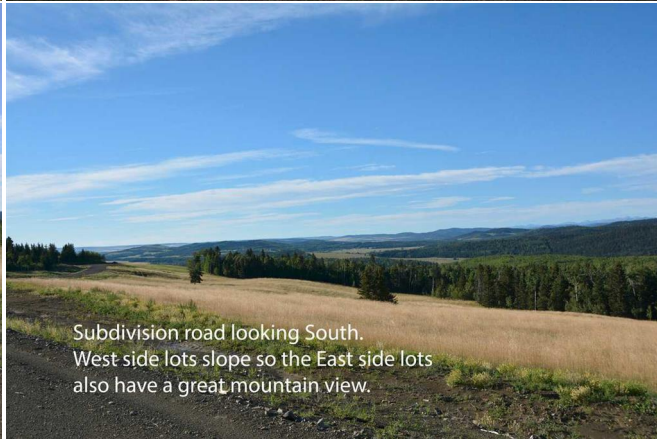
n/a  
CIR Realty

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





Horses are standing on South end of Lot 14.  
Road exiting the subdivision is to the right of photo.  
Note the proximity to the city.



Subdivision road looking South.  
West side lots slope so the East side lots  
also have a great mountain view.





