



THE A-TEAM

RE/MAX FIRST

108 ACRES BORDERING KANANASKIS , Rural Foothills County TOL 1K0

MLS@#: A2198444 Area: NONE Listing Date: 03/03/25 List Price: \$3,950,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Foothills County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 4,721,904 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

33
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking

Ttl Park: 0
Garage Sz:

Access: Gravel Road
Lot Feat: Backs on to Park/Green Space,Brush,Cleared,Creek/River/Stream/Pond,Native Plants,No Neighbours Behind,Pasture,Secluded,Treed,Waterfront
Park Feat:

Utilities and Features

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

Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-column for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 2210150
Zoning: A

Remarks

Pub Rmks: 108 Acres Bordering the Kananaskis and Fish Creek. Just 5 Minutes south of Bragg Creek, west of Hwy 762, sits this gorgeous 108 acres with a mixture of mature trees, rolling hills, open meadows and Fish Creek Frontage. Developed driveway right from the gate across your private bridge to the meadow leading into K Country. As you enter this special property you are over taken as you travel through the mature forest, then break out on a hill over looking open meadow, with 1/2 mile of Fish Creek frontage rambling below and the rugged Rocky Mountain peaks to the West. The land is a 108 acre rectangle with a high treed hill on the North side which would make the perfect building site for your Country Dream home. Imagine riding through the gate of your own property directly into K country. Part of

**the property has been recently logged and there is a substantial gravel reserve towards the NW corner for your personal use. Bring your horse and quads to this ultimate weekend retreat or full time country hideaway. For the fisherman reel in the Brook Trout, Cutthroat, and Rainbows from the banks of your land. Beautiful land with close in location. It doesn't get any better than this 108 acres bordering the Kananaskis. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not Enter without permission.**

Inclusions:

**None**

Property Listed By:

**Coldwell Banker Mountain Central**

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









