



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

256132 Whiskey Springs Hill W
Rural Foothills County, Alberta

MLS # A2254463



\$689,750

Division:	NONE
Lot Size:	2.13 Acres
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Ma
By Town:	Priddis
LLD:	8-22-3-W5
Zoning:	CRA
Water:	Well
Sewer:	None
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, Satellite Internet

Discover this rare opportunity to own a breathtaking 2.13-acre parcel in one of the most private and picturesque rural subdivisions in Foothills County. It feels like you can touch the sky from the exclusive 14-lot development southwest of Priddis, this corner lot offers panoramic views of the majestic Rocky Mountains and the City of Calgary skyline — truly awe-inspiring backdrops for your dream home. With 9 lots already sold and only 5 lots still available, this limited offering is an opportunity to build in a serene, upscale, rural community surrounded by nature, wildlife, and the vibrant colors of native wildflowers like Western Wood Lilies. Strategic placement of the large municipal reserve and abundant environmental reserves will help maintain the sense of tranquility and privacy for the lucky residents who settle here. Enjoy the freedom to build on your timeline—there are no building commencement deadlines, and thoughtfully designed restrictive covenants protect your investment without limiting your vision. Utilities, including gas and electricity, are conveniently located at the property line, and a drilled well is already in place. Located just 25 minutes from Calgary via Hwy 22X and the south leg of the Ring Road, this property blends rural lifestyle with easy city access. The community is served by both public and separate schools and is minutes from the Priddis Greens Golf Course and the outdoor paradise of Kananaskis Country. Nearby, the hamlet of Priddis has over 120 years of history of being the hub of social and team activities to suit all age groups—making this an ideal setting for families or anyone seeking a nature-immersed lifestyle community. Don't miss this once-in-a-lifetime opportunity to secure your slice of paradise with views that must be seen to be believed. Click "additional images" for the link for a 360° tour and experience the full beauty of this remarkable property in every direction. (Lots 10, 12, 14, 15 & 16 are the last 5 lots available.) Note: The municipality is currently working on an intersection upgrade at 256 Street and 210 Avenue to improve visibility and safety.