



GRASSROOTS
REALTY GROUP

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336 Street W
Rural Foothills County, Alberta

MLS # A2193689



\$2,900,000

Division:	NONE
Lot Size:	160.00 Acres
Lot Feat:	Cul-De-Sac, Seasonal Water, Square Shaped Lot, Many Trees, Meadow
By Town:	Priddis
LLD:	34-22-4-W5
Zoning:	A
Water:	Well
Sewer:	-
Utilities:	-

OH CANADA and more specifically OH ALBERTA. Truly a magnificent piece of land located in between Priddis and Bragg Creek with an easy commute to Calgary. If you are looking for that perfect mix of trees and pasture, you have to make time to take a stroll through this property. You might even be lucky enough to come across the wild horses that frequent the area. Stunning Rocky Mountain views from the clearing and numerous pathways created by the wildlife that also consider this property home, are just two of the incredible features this property has to offer. Approximately 26 acres of hay land makes it easy to set up a horse facility. If you are looking to hold this property or invest in your future, please note that in 2006 there was a 7 lot subdivision that passed the first reading with the County. 5 wells have been drilled, and the environmental overview was completed. Privacy at its finest and endless opportunities are ready for you to make this your legacy. As you drive up you will appreciate the easy access and the fenced perimeter. There is a pond on the west side of the property and road allowance on both the west and north side of the quarter. The mixed forest is dominated by Aspen and Buffalo Berry, White Spruce and Lodgepole Pine throughout. There is a stream, grassy meadow and a clearing for easy driving access to the north portion of the land. Owls are flocking to Alberta and here you may find many. This is the ultimate bird watching area. With a vast mix of vegetation this property will take you years to explore. Only one lucky buyer will have the opportunity to be the next owner of this land.