



## 290163 Highway 552 Rural Foothills County Alberta

\$4,250,000

Do you have vision? Check out this prestigious Highwood river front ranch, only 15 min South of Calgary. Yes - you can own 338 acres on 4 parcels, of stunning Alberta Foothills with the clear, cool, Highwood River meandering through rolling ranchland and towering cottonwood waterfront. So diverse with hilly, treed coulees, open rangeland, large ponds for watering livestock, across the top, 40 acres of rich, cultivated farmland, and dramatic Sandstone cliffs, towering over the sparkling clear river. So many wonderful building spots, with views of the mountains and the whole river Valley. Toughest part will be choosing one. Wildlife is abundant. Located just south of the Davisburg bridge sits lush open meadows, a full mile mile of waterfront, & many desirable building spots. Put some friends together to purchase, for family recreation or with 4 parcels multiple homes could be built. There is an old ranch site with some usable buildings that have no value. Just 9 km away, from the Heritage Heights school and Scott Seaman Arena plus only 20 km to Okotoks, or South Campus Hospital in Calgary . Whether an investment holding property, a weekend getaway or a full time Country dream property, this gorgeous river front land is a great place for a person of vision. Please do not enter property without permission. The List 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. Proper permits required for any development. (id:6769)

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER MOUNTAIN  
CENTRAL

<http://www.landinalberta.com/>



**REALTY**

**CIR**

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