



168027 179 Avenue Rural Foothills County Alberta

\$2,495,000

Over 80 ACRES OF PRIME AGRICULTURAL LAND!! Positioned between the MAJESTIC ROCKY MOUNTAINS and the vibrant CITY OF CALGARY, offers a rare and exceptional opportunity in the heart of Foothills County. With approximately 1/4 MILE OF FRONTAGE ONTO HIGHWAY 22X, this expansive property boasts outstanding accessibility and visibility - perfect for FUTURE DEVELOPMENT, HAY PRODUCTION, PASTURE, or EQUESTRIAN ACTIVITIES. This versatile parcel features a mix of cultivated and grazing land, with 20 ACRES currently leased for ALFALFA, generating income, and additional areas leased for livestock grazing. The land is FENCED and CROSS-FENCED with ELECTRIC FENCING, and is serviced by THREE WELLS located near the mobile home, farmhouse, and barn. A POWERED GATE with KEYPAD ENTRY and FIVE REMOTES ensures privacy and secure access. The 44' x 33'11" barn, while in rough condition, presents excellent potential for restoration or redevelopment. Located just 7 MINUTES to STONEY TRAIL RING ROAD, and offering QUICK ACCESS to PRIDDIS, RED DEER LAKE, LAKES, and the MOUNTAINS, this location is the perfect blend of RURAL SERENITY and URBAN ACCESSIBILITY. Set amidst the ROLLING HILLS AND VALLEYS of the Foothills and surrounded by FORESTED AREAS, this property also lies within a DARK SKY COUNTY, offering UNFORGETTABLE VIEWS OF THE NIGHT SKY. The cozy FARMHOUSE includes 939 SQ FT of developed living space with 2 bedrooms, 2 bathrooms, a WOOD Burning Fireplace in the living room and a full unfinished basement (an ADDITIONAL 936 sq ft) with one of the bathrooms and a Wood-Burning Fireplace, offering future development possibilities. It is serviced by NATURAL GAS, while the MOBILE HOME on site is powered by PROPANE, creating flexibility for rental or guest accommodations. With SUBDIVISION POTENTIAL subject to COUNTY APPROVAL, this property represents a valuable opportunity for investors, hobby farmers, ...

Family room 15.83 Ft x 15.58 Ft

Recreational, Games room 15.00 Ft x 13.08 Ft

Other 12.92 Ft x 6.83 Ft

Kitchen 12.17 Ft x 7.08 Ft

Dining room 12.17 Ft x 6.00 Ft

Primary Bedroom 15.25 Ft x 9.33 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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



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Laundry room 13.50 Ft x 7.17 Ft

Furnace 10.67 Ft x 4.42 Ft

3pc Bathroom 13.33 Ft x 4.92 Ft

Living room 16.58 Ft x 12.17 Ft

Bedroom 12.33 Ft x 10.50 Ft

Foyer 7.33 Ft x 3.50 Ft

4pc Bathroom 8.50 Ft x 6.42 Ft