



## 370165 79 Street Rural Foothills County Alberta

\$55,000

Welcome to Country Lane Estates - a gated community for all ages to enjoy. This lot has a paved parking pad in front and then a gravel pad for the RV to sit on. There is a raised deck and gazebo that will stay with the lot. At the back of the lot is a shed with shelving and space for a freezer and small fridge plus lots of space left to store your seasonal items. Country Lane Estates is a gated community and you can live here up to 7 months of the year. The water is turned on for the season when the ground thaws and the water is turned off before it freezes. It is a self-managed condo that is very involved in the community and there are lots of activities to get involved in throughout the week / season. They have an office that is open during the week (once the park opens for the season) if there is any questions or concerns. Condo fees are \$235/mo (\$2820/year). There is a clubhouse that has laundry facilities, gym, library / board game & puzzle room with a billiards table, poker / games room, and an auditorium (that can accommodate up to 100 people!). There is a pool (with a new liner as of 2023) and a hot tub for the family to enjoy. There is even a playground on site for the kids. This lot is located close to the off-leash dog area and only a few blocks away from the Sheep River. Easy access to both Highway 2 and 2A so getting to Okotoks High River or even Calgary is not far away. This could be your weekend getaway or your full spot for seasonal living. Call today to book your showing! (id:6769)

Listing Presented By:



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