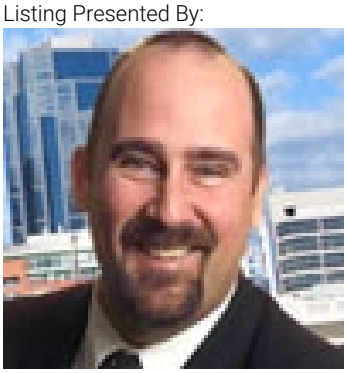


0 2253 Drive Rural Foothills County Alberta

$795,000

Offered for the FIRST TIME, this 21+ Acre Agricultural Parcel boasts MOUNTAIN & VALLEY VIEWS in the sought-after community of Davisburg, within greater DeWinton, in Foothills County! WELL just drilled at 8 GPM! Whether you're dreaming of building your forever CUSTOM HOME, HOMESTEAD, HOBBY FARM, EQUESTRIAN property, or securing a long-term LAND INVESTMENT, this remarkable parcel offers endless possibilities. NO Building Commitment and NO Architectural Controls. Enjoy the freedom to build on your timeline and design the home you've always envisioned. The property is ideal for a SOUTH / WEST facing walkout home with VIEWS of the ROCKIES + services conveniently located at the property line. HORSE lovers and HOBBY FARMERS will appreciate that the property allows for up to seven (7) livestock animal units, providing excellent opportunities for rural living and small-scale agriculture. Agricultural Land Use allows for larger accessory buildings + flexibility for shops, barns, or agricultural buildings. Outdoor enthusiasts will love being just minutes from both the BOW + HIGHWOOD RIVER, with endless opportunities for FISHING + RECREATION. Located within a designated Dark Sky County, this property offers spectacular stargazing and breathtaking night skies rarely experienced so close to Calgary. Enjoy the serenity of true COUNTRY LIVING while remaining just minutes from city conveniences. Just minutes to CARMONEY & COTTONWOOD Golf Courses + less than 20 minutes to Okotoks, Calgary South Health Campus, SETON Shop & YMCA. Enjoy GRAVEL-FREE access from the City right to your property. Ready with 8 GPM WELL, rare opportunity to BUY, BUILD or HOLD and enjoy one of Foothills County's most desirable locations. CALL TODAY for more information and schedule a private walk of this incredible property. (id:6769)

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