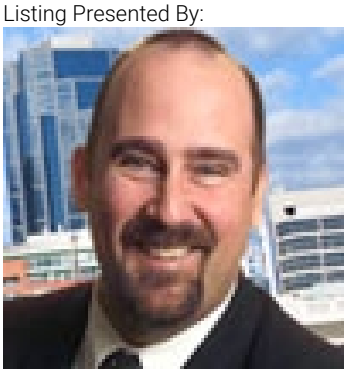


0 336 Street Rural Foothills County Alberta

$3,250,000

There is something undeniably special about a piece of Alberta land like this. Perfectly positioned between Priddis and Bragg Creek, with an easy commute to Calgary, this magnificent property offers an incredible combination of open pasture, mature forest, mountain views and remarkable privacy. Take the time to walk the land and you will quickly understand what makes it so unique. Wildlife trails wind their way through the property, Rocky Mountain views appear from the clearing and, if you are fortunate, you may even catch a glimpse of the wild horses known to frequent the area. Approximately 26 acres of hay land provide an excellent starting point for those dreaming of creating a horse facility or simply enjoying the beauty and versatility of open land. For buyers considering the future potential of the property, there is an interesting history here as well. In 2006, a proposed 7 lot subdivision passed first reading with the County. Five wells were drilled and an environmental overview was completed. Whether your vision is to preserve this exceptional property, create a family legacy or explore its future possibilities, this is land worth holding onto. The property is easily accessed and has a fenced perimeter. A pond is located along the west side, with road allowances along both the west and north sides of the quarter. The mixed forest includes Aspen, Buffalo Berry, White Spruce and Lodgepole Pine, creating a beautiful and ever-changing landscape. A stream, grassy meadow and clearing provide easy driving access to the north portion of the property. Bird and wildlife enthusiasts will find plenty to discover here. Owls are among the many birds that can be found in this part of Alberta, while the diverse vegetation provides habitat for an abundance of wildlife. Properties like this are increasingly difficult to find. Private, beautiful and filled with possibility, ...

Listing Presented By:



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