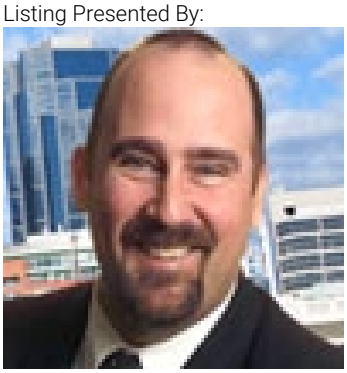


0 Hwy 783 Rural Foothills County Rural Foothills County Alberta

$1,340,000

Discover the perfect blend of privacy, natural beauty, and convenience with this exceptionalproperty just under 80 acres(79.96 acres), ideally located only minutes south of Okotoks.Featuring a mix of 50 acres of productive crop land and 25 acres of your own private park! withbeautiful native trees - Aspen, Poplar, Willows and tall grass prairie areas, this remarkable parceloffers an outstanding opportunity to build your dream home in a truly picturesque setting.The northeast corner (20 acres) of the property has been thoughtfully developed with windingpathways, a plinking range, an archery range, axe throwing, with a private camping area. If youare an outdoors person or you love wildlife there are countless opportunities to enjoy thesurrounding nature and abundant wildlife. Over the past three years, a 1.2 acre fully fencedgarden has been established with irrigated rows of Haskap (Honeyberry) bushes, complementedby a convenient insulated equipment storage building with electricity.Access is exceptional, with an engineered road built to County standards leading into theproperty. A large water retention dugout enhances both the landscape and the habitat, attracting awide variety of birds and wildlife throughout the seasons.The property also features two drilled wells, providing excellent flexibility for futuredevelopment.If you have been searching for the ideal combination of location, privacy, and natural beauty,this one-of-a-kind property offers the perfect setting to create your dream country estate. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

http://www.chrispodesky.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca