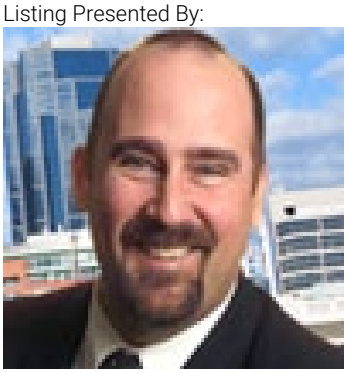


0 NW; 29; 22; 2; W5M Rural Foothills County Alberta

$2,995,000

WELCOME to an INCREDIBLE opportunity to own 125 ACRES of SCENIC Alberta LAND located just MINUTES from the SOUTH edge of CALGARY offering SWEEPING PRAIRIE VIEWS + INCREDIBLE MOUNTAIN BACKDROPS with the convenience of PAVED ROAD access right to the property!!! This property delivers the IDEAL blend of NATURAL BEAUTY, PRIVACY, + CITY convenience.This EXPANSIVE parcel features PREMIUM Class 1 BLACK SOIL known for its OUTSTANDING productivity + agricultural value. Even through challenging dry conditions, the land has continued to perform exceptionally well producing approximately 6 - 1300 POUND hay bales per acre this season alone. This is QUALITY LAND w/PROVEN potential.The property showcases BEAUTIFUL rolling topography w/MULTIPLE PRIME BUILDING LOCATIONS allowing you to design the DREAM Home, Hobby Farm, Equestrian setup, or PRIVATE Country Escape you have always envisioned (with MD approval). No matter where you build, you will be surrounded by BREATHTAKING views in EVERY direction.Adding even MORE value, the property already includes a RELIABLE 10 GPM WATER WELL + TWO MD APPROACHES providing SIMPLE + CONVENIENT access throughout the land. Whether you are looking to FARM, INVEST, BUILD, or HOLD for FUTURE appreciation, this INCREDIBLE parcel offers FLEXIBILITY + LONG-TERM opportunity.There is also EXCITING FUTURE POTENTIAL for subdivision possibilities (subject to MD approval) making this property an AMAZING opportunity for those looking toward future development potential while enjoying the benefits of owning a LARGE parcel of PRIME Alberta LAND today. VENDOR FINANCING MAY ALSO BE AVAILABLE offering additional FLEXIBILITY for qualified Buyers.Located just minutes from SOUTH CALGARY w/QUICK access to DEERFOOT TRAIL, STONEY TRAIL, + HIGHWAY 22X making commuting EASY while still being close to SHAWNESSY SHOPPING CENTRE featuring major retailers, Grocery Stores, Resta...

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