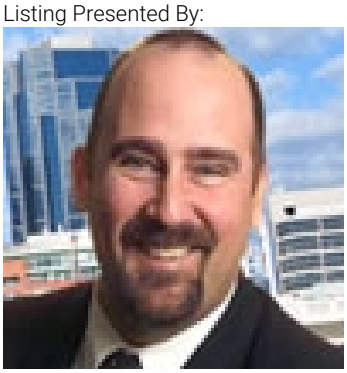


168106 Lunar Springs Crescent Rural Foothills County Alberta

$595,000

NEW HUGE FINANCING INCENTIVE!!! Now OFFERING 0% INTEREST for 6 MONTHS with 25% down IF CLOSED BEFORE DECEMBER 31st, then 6% INTEREST for the FOLLOWING 6 MTHS!!! This allows you to BUILD SOONER, giving you time to SECURE TITLE & GET YOUR PLAN APPROVED by the County, all while you secure your BUILDERS MORTGAGE!!! Be the FIRST to build your DREAM HOME in LUNAR SPRINGS ESTATE. Lot 6 has 4.08 ACRES of land. Perfectly positioned between the MAJESTIC ROCKY MOUNTAINS and the vibrant CITY OF CALGARY, this PREMIER DEVELOPMENT in FOOTHILLS COUNTY offers an UNPARALLELED BALANCE OF ACCESSIBILITY AND LIFESTYLE. Located just 7 MINs FROM STONEY TRAIL RING ROAD, with quick access to PRIDDIS, CALGARY, and the ROCKY MOUNTAINS, it's the ideal fusion of RURAL TRANQUILITY and URBAN CONVENIENCE. 11 NEW lots, each lot includes a NEW WELL, POWER TO THE PROPERTY LINE, and NATURAL GAS TO THE PROPERTY LINE, ensuring modern comfort and full readiness for future development. A NEW PAVED ROAD has been installed, providing SMOOTH, GRAVEL-FREE ACCESS all the way from the city to your doorstep! The VARYING ELEVATIONS across the parcels create a DYNAMIC and VISUALLY CAPTIVATING LANDSCAPE, offering each property its own UNIQUE CHARACTER, VIEWS, and BUILDING POTENTIAL. The ARCHITECTURAL CONTROL GUIDELINES elevate the value of every home, ensuring PREMIUM DESIGN STANDARDS, preserving the NATURAL BEAUTY OF THE FOOTHILLS, and creating a VISUALLY STUNNING, COHESIVE COMMUNITY that enhances both your INVESTMENT and LIFESTYLE. A portion of the property is protected by an ENVIRONMENTAL RESERVE EASEMENT (E.R.E.), preserving its NATURAL TOPOGRAPHY and ensuring part of the land remains UNTOUCHED AND WILD--a BUFFER OF NATURAL BEAUTY that enhances PRIVACY AND LONG-TERM VALUE. Families will appreciate that RED DEER LAKE SCHOOL, serving KINDERGARTEN THROUGH GRADE 9, is only 6 MINUTES AWAY. Set amid the ROLLING HILLS...

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

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