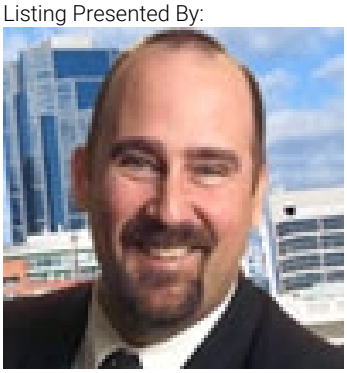


179041 Lunar Lane Rural Foothills County Alberta

$849,900

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 4 is 12.10 ACRES - The LARGEST Lot in the Estate. IDEAL for HORSE LOVERS and HOBBY FARMERS. This lot can have up to 4 LIVESTOCK ANIMALS + the County has APPROVED grazing within the E.R.E. for this property.Perfectly positioned between the MAJESTIC ROCKY MOUNTAINS + the vibrant CITY OF CALGARY, this PREMIER DEVELOPMENT in FOOTHILLS COUNTY offers an UNPARALLELED BALANCE OF ACCESSIBILITY + LIFESTYLE. Located just 7 MINS FROM STONEY TRAIL RING ROAD, w/ quick access to PRIDDIS, CALGARY, + the ROCKY MOUNTAINS, it's the ideal fusion of RURAL TRANQUILLITY and URBAN CONVENIENCE. 11 DEVELOPABLE PARCELS, each parcel 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 ARCHITECTURAL CONTROL GUIDELINES elevate the value of every home, ensuring PREMIUM DESIGN STANDARDS, preserving the NATURAL BEAUTY OF THE FOOTHILLS, + 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 MINS AWAY. Set amid the ROLLING H...

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

http://www.simondhunt.com/

RE/MAX Realty Professionals

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

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