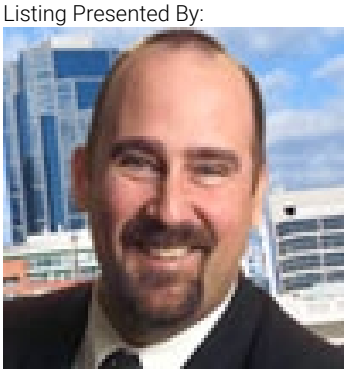


240 210 Avenue Rural Foothills County Alberta

$2,220,000

Prestigious 138 Acres Offering Privacy and Versatility.Just west of Calgary, in the heart of Priddis, this beautiful property features a harmonious mix of open meadows, natural shrubs, tall trees and gently rolling terrain. An on-site stock pond provides convenient, consistent water access for horses or other livestock, enhancing the property's functionality. The setting is remarkably tranquil, and local wildlife is frequently spotted.Whether your vision includes developing an equestrian facility, establishing a self-reliant acreage with gardens and livestock, or holding the property as a long-term investment, it can accommodate it. Its adaptability makes it an outstanding opportunity for those seeking to create a lifestyle tailored precisely to their needs.Convenient nearby amenities include the Priddis General Store, a service station, a local restaurant and bar, a flower and gift shop, and a charming coffee shop. Priddis Greens Golf and Country Club--renowned for its immaculate courses--offers both personal and corporate memberships.Recreational opportunities are plentiful, with Bragg Creek, numerous parks, extensive hiking and mountain biking trails, horseback riding routes, and multiple campgrounds all situated within a short distance. The Millarville Farmers' Market is also close by. The area provides an ideal balance of outdoor activity and peaceful retreat.This remarkable property is currently undergoing subdivision and will comprise approximately 138 acres. The remaining 21 acres, including the residence, are offered at $2,850,000. Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Any development requires proper permits and approval from Foothills County. (id:6769)

Listing Presented By:



Originally Listed by:
Realty 2000 Inc.

RE/MAX Realty Professionals

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