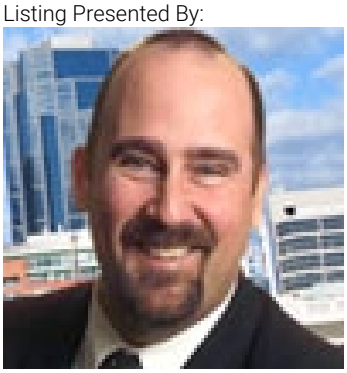


242057 1106 Drive Rural Foothills County Alberta

$684,900

WELCOME to 5.06 ACRES OF PRIVATE, TREED COUNTRY LIVING in the BEAUTIFUL FOOTHILLS OF SOUTHERN ALBERTA!!! Tucked away on a QUIET CUL-DE-SAC w/NO THROUGH TRAFFIC, this EXCEPTIONAL PARCEL offers MATURE TREES, CR-A ZONING, a NEW WELL w/GREAT WATER SUPPLY, GAS + POWER AT THE PROPERTY LINE + FULLY PAVED ACCESS!!! Located along 112 STREET W, just off 242 AVENUE W + ONLY 10 MINUTES TO STONEY TRAIL, this is an INCREDIBLE OPPORTUNITY to BUILD YOUR DREAM HOME in a PEACEFUL COUNTRY SETTING!!!LOCATION IS A MAJOR HIGHLIGHT!!! Enjoy the SPACE, PRIVACY + TRANQUILITY of acreage living while remaining connected to everything your family needs! Approximately 10 MINS TO RED DEER LAKE SCHOOL (K-9), 22 MINS TO ESFCHS HIGH SCHOOL (10-12) + JUST 15 MINS TO GROCERIES, RESTAURANTS, SHOPPING + SERVICES at TOWNSHIP SHOPPING CENTRE in LEGACY. Spend weekends exploring nearby GRANARY ROAD, a popular destination for FAMILY ACTIVITIES, LOCAL MARKETS + SEASONAL EVENTS, or discover the charm of PRIDDIS + MILLARVILLE. The ROCKY MOUNTAINS are within easy reach for year-round adventures. Situated within a DARK SKY PRESERVE AREA, evenings bring BEAUTIFUL STARRY SKIES + a PEACEFUL ATMOSPHERE away from the city lights!!! COUNTRY LIVING w/CITY CONVENIENCE!!!The property itself offers an OUTSTANDING SETTING for a CUSTOM COUNTRY ESTATE!!! Established MATURE TREES create NATURAL PRIVACY + CHARACTER, offering a picturesque backdrop for your future home! ADDING TO THE PRIVACY, MUNICIPAL RESERVE LAND ALONG THE NORTHERN PROPERTY BOUNDARY CREATES A GENEROUS BUFFER BETWEEN YOU + THE NEIGHBOURING PARCEL, WHILE ADDITIONAL MUNICIPAL RESERVE LAND ACROSS THE STREET TO THE EAST PROVIDES EVEN MORE SEPARATION FROM SURROUNDING PROPERTIES!!! This UNIQUE SETTING offers an EXTRA SENSE OF SPACE, PRIVACY + TRANQUILITY that's perfect for COUNTRY LIVING. Imagine a winding driveway leading through the trees to a BEAUTIFULLY DESIGNE...

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