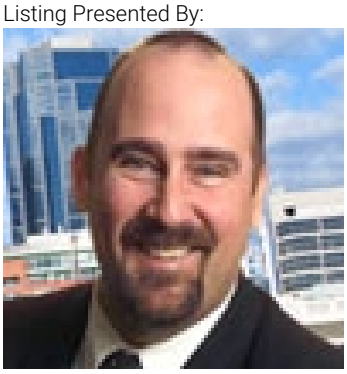


256132 Whiskey Springs Hill Rural Foothills County Alberta

$695,000

Click brochure link for more details** BREATHTAKING MOUNTAIN VIEWS | 2.13 ACRES | LAST AVAILABLE LOT | MINUTES FROM CALGARYRarely does a property come along that offers this combination of unobstructed Rocky Mountain views, partial Calgary skyline views, privacy, and proximity to the city. This exceptional 2.13-acre corner lot is the last available property in this exclusive 16-lot development, offering a truly unique opportunity to build your dream home in one of the most spectacular settings in the Foothills. The lot is fully treed, creating a private and secluded setting, while its corner location means you have only one immediate neighbour. The road along the side of the property serves only this small, private-feeling development, adding to the peaceful and low-traffic atmosphere. The breathtaking views of the Rocky Mountains is the real showstopper, with an ever-changing backdrop of sunsets and the surrounding Foothills. A drilled well is already in place at the front of the property, providing convenient access for your future home. Natural gas and electricity are available at the property line. You don't need to build a large home to enjoy this exceptional property--the architectural guidelines allow for a minimum 1,600-square-foot bungalow or a 2,000-square-foot two-storey home. There are no building commencement deadlines, allowing you to take your time designing and building a home that perfectly suits the property and your lifestyle. Located approximately 16 minutes to the edge of Calgary, with convenient access to Highway 22X and the Ring Road, you can enjoy the privacy and tranquility of country living without giving up easy access to the city. Priddis Greens Golf Course, Bragg Creek, Kananaskis Country, schools and the amenities of Priddis are all nearby. With no other lots remaining in the development, this is a rare opportunity to secure one of the...

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