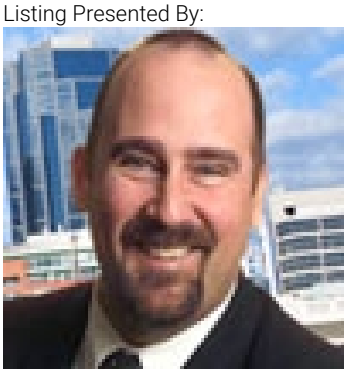


32022 268 Avenue Rural Foothills County Alberta

$690,000

What a fantastic location! Build your dream home on this beautiful 5+ acre parcel, located just 5 minutes from the Calgary city limits. Enjoy the city views and the peace and privacy of country living while still having all the conveniences of the city close at hand.Only 10 minutes to the shopping, services, and amenities along 168 Avenue, as well as convenient access to the C-Train. Commuting is easy with quick connections to Highway 2 South and Stoney Trail, providing access to all areas of Calgary.This 5 acre parcel features walk out capability and has an existing well, although it has not been used for several years. Electrical service is nearby, located just up the hill, making future development more convenient.Families will appreciate the excellent selection of nearby schools, including:Red Deer Lake School (K-8) - approximately 10-12 minutesDr. Freda Miller School (K-6) - approximately 12-15 minutesHeritage Heights School (K-9) - approximately 13-16 minutesSt. Sebastian School (K-6) - approximately 14-17 minutesSt. Teresa of Calcutta School (K-6) - approximately 15-18 minutes , Strathcona Tweedsmuir Private School only a short distance away.This is a rare opportunity to create the lifestyle you've always wanted, with space, privacy, and city convenience all in one exceptional property. Call today for more information or to arrange a viewing! See directions for easy access to the location. (id:6769)

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