



352047 303 Avenue Rural Foothills County Alberta

\$399,900

Nestled in the heart of Kings Barnes, this remarkable 4.92-acre lot presents an unrivaled opportunity to embrace the harmonious blend of privacy and nature. Located on a tranquil cul-de-sac, this hidden gem offers a seamless connection to downtown Calgary via a serviced pavement, ensuring both convenience and seclusion. As you enter the lot through the gravel driveway that winds its way through the lush forest, a sense of calm envelops you. The pathway leads you to a picturesque meadow, an idyllic canvas for your future dream home. Surrounded by a majestic canopy of trees, this lot boasts a level of privacy that's truly unparalleled. Here, your only neighbors are the native wildlife that grace the area, creating a symphony of nature's own making. The property is thoughtfully equipped with essential utilities, making it a canvas ready to be transformed into your personal oasis. Power, natural gas, and phone services are readily available at the lot line, streamlining the process of building your vision. Additionally, an artesian water well pumps an impressive 8 gallons per minute, a testament to the bountiful resources this land possesses. Situated just 11 minutes away from the charming Millarville, 16 minutes from the vibrant community of Bragg Creek, and a mere 30 minutes from the bustling heart of Calgary, this location strikes the perfect balance between peaceful seclusion and convenient accessibility. It provides an ideal respite to unwind and reconnect with nature after a busy day's work. Rarely does an opportunity arise to own a piece of paradise as serene and enchanting as this. Embrace the tranquility and abundance of nature as you make this exquisite property the backdrop to your dreams. Whether you envision a haven for relaxation or a showcase of architectural ingenuity, this is your chance to bring your aspirations to life. Seize the moment and immerse yours...

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