40 210 Avenue Rural Foothills County Alberta

$2,220,000

Just west of Calgary in the Priddis area, this scenic, treed property combines open meadows, natural shrubs, and a few areas of softly rolling terrain. An on-site dugout offers water access for horses or other livestock, enhancing the property's functionality. Reconnect with nature since you're sure to catch a glimpse of the local wildlife. There is a sense of peace here that simply doesn't exist in the city. Whether your vision is for an executive-style estate, a welcoming family home, an equestrian facility, a self-reliant acreage complete with gardens and livestock or a long-term investment, this property can accommodate it. Its flexibility makes it an exceptional opportunity for anyone looking to create a lifestyle tailored to their needs.Close by is the Priddis General Store for last-minute essentials, a service station, a local restaurant and bar, a flower and gift shop, and a cozy coffee shop for a quick pick-me-up. Priddis Greens Golf and Country Club is nearby and offers personal and corporate memberships. With Bragg Creek, the Millarville Farmers' Market, scenic parks, hiking, mountain biking, horseback riding trails and numerous campgrounds just a short distance away, the opportunities for recreation and relaxation are endless. There's truly no better place to call home than this incredible Priddis property. This property is currently undergoing subdivision and will comprise approximately 138 acres. The remaining 21 acres, including the residence, are available for $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. Proper permits are required for any development, along with approval from Foothills County. (id:6769)

Listing Presented By:

Originally Listed by:
Realty 2000 Inc.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca