



# 88067 206 Avenue Rural Foothills County Alberta

\$595,000

BEAUTIFUL 4.39 ACRES of land CLOSE to RED DEER LAKE + just off 37 Street (aka 96 Street) in the STUNNING ROLLING COUNTRYSIDE of the RURAL FOOTHILLS!!! Only MINUTES to Calgary!!! BUILD your DREAM HOME here w/CUL-DE-SAC access on a LARGE PRIVATE lot that is WIDE OPEN + a DRILLED WELL. Outside city living with beautiful view of the mountains while maintaining a stunning city view as well! VIEWS ALL AROUND of the GORGEOUS land (over 4000 ACRE RESERVE!!!) w/WILDLIFE GALORE. Main roads are STONEY TRAIL + this PRIME LOT is located just a short jaunt from GRANARY ROAD farmers Market + CONVENIENT PAVED ROAD access. This really is GREAT VALUE for the \$\$\$ when you consider the POTENTIAL + FANTASTIC LOCATION of this LAND!!! GRAB this AMAZING opportunity w/BOTH HANDS, take a DRIVE OUT because you will be IMPRESSED!!! You can't find many PARCELS this CLOSE to the CITY on a PAVED ROAD!!! (id:6769)

Listing Presented By:



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

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