



\$3,599,000

Country Living | Potential for Acreages & HWY Facing Commercial

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Prime Location

- 6-minute highway access to Stoney Trail Ring Road.
- Quick access to lakes, mountains, and Calgary's expanding southwest.

Natural Beauty

- Rolling hills, valleys, and a seasonal stream.
- Forested areas, marshlands, hay & pastureland creating a very diverse terrain.
- Dark Sky Country with stunning views of the night sky near Rothney Astrophysical Observatory.

Property Video >>>

Imagine owning 80 Acres of rolling hills and valleys, perfectly positioned between the majestic Rocky Mountains and the City of Calgary. This unique property boasts a 1/4 mile of frontage onto Highway 22x (gateway to the Cowboy Trail & the mountains) opening the door to potential future commercial development. It is surrounded by natural beauty and close to amenities like golfing, parks, and the Ann and Sandy Cross Nature Conservation Area.



Development Potential

- Multiple ideal building sites with varied terrain.
- Two home sites with wells, septic systems, and existing structures (mobile home, hay shed and garage are additional negotiated items for purchase).

Abundant Water Resources

- Drilling reports substantiate the area's abundant water resources, see Alberta Water Well Information Database (AWWID) <https://www.alberta.ca/alberta-water-well-information-database>

Versatile Land Use

- Ideal for hay production, pasture, or equestrian activities, with forested areas adding to its charm and privacy.

This rectangular property's southern side offers a peaceful refuge, perfect for building your dream home or retreat. With its proximity to a large nature conservation park and the charming town of Priddis, you're never far from nature or community. Whether you're looking to develop a private estate, a ranch, or explore commercial possibilities, this land has endless potential.





Foothills County Tax:: 2023 \$3,238.94/yr | 2024 \$3,505.15/yr

Price does not include GST. If 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 Date. Permits are required from the County for any development.





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