

\$2,900,000 - 336 Street W, Rural Foothills County

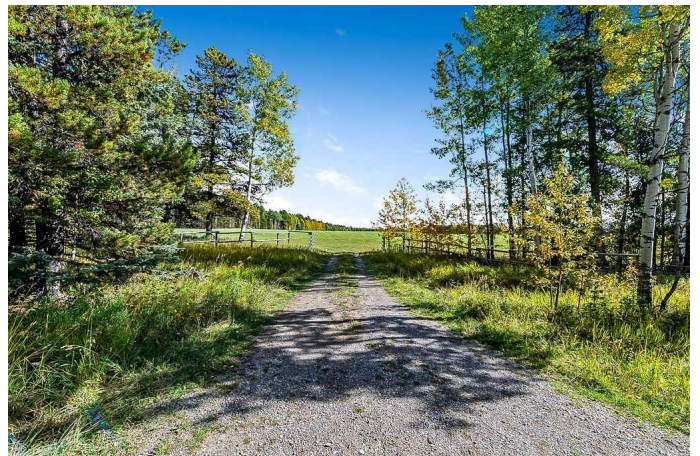
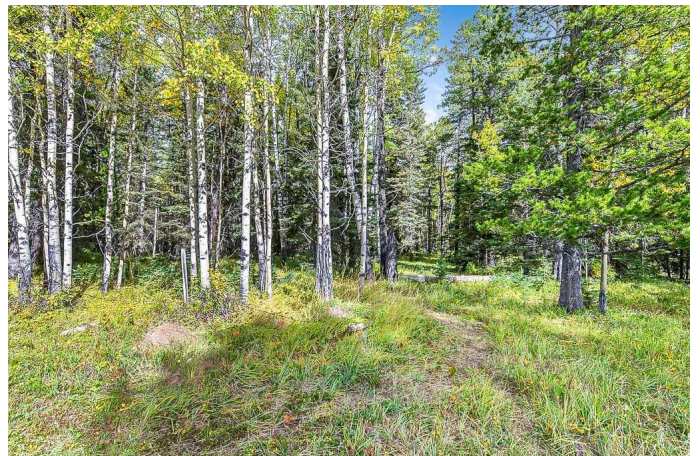
MLS® #A2193689

\$2,900,000

0 Bedroom, 0.00 Bathroom,
Land on 160.00 Acres

NONE, Rural Foothills County, Alberta

OH CANADA and more specifically OH ALBERTA. Truly a magnificent piece of land located in between Priddis and Bragg Creek with an easy commute to Calgary. If you are looking for that perfect mix of trees and pasture, you have to make time to take a stroll through this property. You might even be lucky enough to come across the wild horses that frequent the area. Stunning Rocky Mountain views from the clearing and numerous pathways created by the wildlife that also consider this property home, are just two of the incredible features this property has to offer. Approximately 26 acres of hay land makes it easy to set up a horse facility. If you are looking to hold this property or invest in your future, please note that in 2006 there was a 7 lot subdivision that passed the first reading with the County. 5 wells have been drilled, and the environmental overview was completed. Privacy at its finest and endless opportunities are ready for you to make this your legacy. As you drive up you will appreciate the easy access and the fenced perimeter. There is a pond on the west side of the property and road allowance on both the west and north side of the quarter. The mixed forest is dominated by Aspen and Buffalo Berry, White Spruce and Lodgepole Pine throughout. There is a stream, grassy meadow and a clearing for easy driving access to the north portion of the land. Owls are flocking to Alberta and here you may find many. This is the ultimate bird watching area. With a vast mix of vegetation this property will



take you years to explore. Only one lucky buyer will have the opportunity to be the next owner of this land.

Essential Information

MLS® #	A2193689
Price	\$2,900,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	336 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W0

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Many Trees, Meadow, Native Plants, Pasture, Private, Seasonal Water, Secluded, Square Shaped Lot, Treed, Wooded

Additional Information

Date Listed	February 10th, 2025
Days on Market	149
Zoning	A

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.