

# **\$3,100,000 - 79.41 Acres Se-13-22-3w5, Rural Foothills County**

---

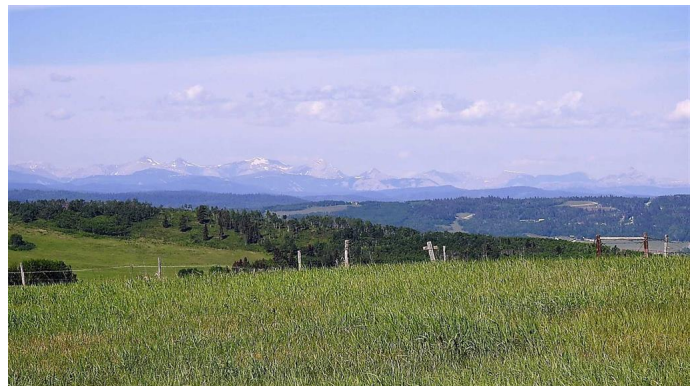
MLS® #A2057428

**\$3,100,000**

0 Bedroom, 0.00 Bathroom,  
Land on 79.41 Acres

NONE, Rural Foothills County, Alberta

Imagine owning 79 Acres at the end of a dead end, within 10 minutes of Shawnessy, and the Ring road, on paved serviced roads. Imagine the best Mountain and Foothills views, from high on the hill over looking your land and the valley's around you. Well it doesn't take imagination because it is there for you in Priddis, SW of Calgary. Part of "Dark Sky Country", right next to the Rothney Astrophysical Observatory, this 79 acres runs north and south along a long ridge giving 360 degree views from Calgary to the Mountains. Very productive land, that is currently in hay and pasture, with some nice forested areas in the bottom on the East side. Want to build your Big, Beautiful, Dream Home on the ridge? This is the perfect land for someone who has a few horses and wants a little space between them and their neighbors. But the view of the foothills, and the glistening Rocky Mountains, is what you will be waking up, and coming home to each and every day. This 79 acres in Priddis, is everything that you can imagine! Gas and power border property. 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 required for any development.



## Essential Information

MLS® #	A2057428
Price	\$3,100,000
Bathrooms	0.00
Acres	79.41
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	79.41 Acres Se-13-22-3w5
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2T7

## Exterior

Lot Description	Gentle Sloping, Private, Sloped, Treed, Views
-----------------	---

## School Information

District	Foothills School Division No. 38
----------	----------------------------------

## Additional Information

Date Listed	June 15th, 2023
Days on Market	781
Zoning	A

## Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
----------------	----------------------------------

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.