

\$980,000 - 240083 Coalmine Road W, Rural Foothills County

MLS® #A2038232

\$980,000

1 Bedroom, 1.00 Bathroom, 780 sqft
Residential on 28.40 Acres

NONE, Rural Foothills County, Alberta

28.4 acre, unique land parcel with Fish Creek bordering and meandering through virtually all the west and south boundary of the land (approx. 3,000 ft. of creek frontage!). Beautiful land with some potential building sites along the upper east portions of the property overlooking the lower-level Fish Creek areas where one can enjoy nature and look down on the beauty of the valley and creek from your potential new home above. Lovely mixture of trees and vegetation. Located only 7 minutes south of the charming Hamlet of Priddis and about 16 minutes to Calgary! Seldom do these size parcels become available in this "close in" area where many beautiful acreages abound. Located within the high demand Priddis area of the Foothills County where you can enjoy space and privacy, build your dream home or just own the land to go to at any time and enjoy nature, privacy and the quite atmosphere, and in the winter it is also an ideal place for your family to enjoy cross country skiing, snowshoeing, tobogganing, and skating on the creek! The property is mainly land value but there is a very old homestead house/cottage on the property rented to a long-standing friend and some small out buildings that will need removal. Access is from a hardtop MD road providing a quick and easy commute to Calgary. The location is only 15 minutes to the new Calgary SW Ring Road allowing fast access to the city



and numerous amenities in the south Calgary area, is minutes to the Priddis Golf & Country Club and 12 minutes west to Bragg Creek. There is also a beautiful 33.5 acre parcel to the north across the road for sale by the same owner MLS#A2037670

Built in 1978

Essential Information

MLS® #	A2038232
Price	\$980,000
Sold Price	\$900,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	28.40
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	240083 Coalmine Road W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W4

Amenities

Utilities	Electricity Available, Propane
Parking	None
Waterfront	Creek

Interior

Interior Features	No Smoking Home
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Appliances	Electric Range, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, No Neighbours Behind, Irregular Lot, Pasture, See Remarks
Roof	Asphalt
Construction	Wood Siding
Foundation	Block, Poured Concrete

Additional Information

Date Listed	April 22nd, 2023
Date Sold	December 22nd, 2023
Days on Market	244
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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