

\$399,900 - 352047 303 Avenue W, Rural Foothills County

MLS® #A2106853

\$399,900

0 Bedroom, 0.00 Bathroom,
Land on 4.92 Acres

NONE, Rural Foothills County, Alberta

Nestled in the heart of Kings Barnes, this remarkable 4.92-acre lot presents an unrivaled opportunity to embrace the harmonious blend of privacy and nature. Located on a tranquil cul-de-sac, this hidden gem offers a seamless connection to downtown Calgary via a serviced pavement, ensuring both convenience and seclusion.

As you enter the lot through the gravel driveway that winds its way through the lush forest, a sense of calm envelops you. The pathway leads you to a picturesque meadow, an idyllic canvas for your future dream home. Surrounded by a majestic canopy of trees, this lot boasts a level of privacy that's truly unparalleled. Here, your only neighbors are the native wildlife that grace the area, creating a symphony of nature's own making.

The property is thoughtfully equipped with essential utilities, making it a canvas ready to be transformed into your personal oasis. Power, natural gas, are readily available at the lot line, streamlining the process of building your vision. Phone service is located at the bottom of the cul de sac where you drive into the community however, the sellers previously had Starlink set up and it worked perfectly for all of their phone and internet needs.

Additionally, an artesian water well pumps an impressive 5 gallons per minute, a testament to the bountiful resources this land possesses. Situated just 11 minutes away from the



charming Millarville, 16 minutes from the vibrant community of Bragg Creek, and a mere 30 minutes from the bustling heart of Calgary, this location strikes the perfect balance between peaceful seclusion and convenient accessibility. It provides an ideal respite to unwind and reconnect with nature after a busy day's work.

Rarely does an opportunity arise to own a piece of paradise as serene and enchanting as this. Embrace the tranquility and abundance of nature as you make this exquisite property the backdrop to your dreams. Whether you envision a haven for relaxation or a showcase of architectural ingenuity, this is your chance to bring your aspirations to life. Seize the moment and immerse yourself in the splendor of this natural haven. Your journey to harmonious living starts here.

Essential Information

MLS® #	A2106853
Price	\$399,900
Sold Price	\$392,500
Bathrooms	0.00
Acres	4.92
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	352047 303 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1K0

Amenities

Amenities	Other
-----------	-------

Utilities Electricity at Lot Line, Natural Gas at Lot Line

Exterior

Lot Description Cul-De-Sac, Many Trees, Pie Shaped Lot, Wooded

Additional Information

Date Listed February 9th, 2024

Date Sold May 10th, 2024

Days on Market 91

Zoning CRA

HOA Fees 1.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Landan Real Estate

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.