

\$2,450,000 - 153 Acres On 256 Street W, Rural Foothills County

MLS® #A2163465

\$2,450,000

0 Bedroom, 0.00 Bathroom,
Land on 153.25 Acres

NONE, Rural Foothills County, Alberta

Wow! This might be the most beautiful view of the rolling foothills and Rocky Mountains, right here on 153 acres North West of Millarville. A nice mix of pasture, aspen and large spruce trees, and a 360 degree view at the top of the world, from the large hill in the center of the property. This is a full range mountain view which will never be equaled. Large pond for livestock and active Springs flow across the SE Corner of the property and developed trail allows you to drive right up to the top of the hill and take in this spectacular view. Plenty of cut trails crisscross the property through the large stands of evergreen forest. If you want privacy in the very desirable area, the hardest part will be choosing which building site for your future country dream home. 15 min to Kananaskis, 20 minutes to the ring road in SW Calgary and only 7 km to the warm and friendly hamlet of Millarville, where you will find K-8 school, gas station, ATB banking, post office and grocery store. No building restrictions except for Municipal bylaws. Paved roads. Prepare to be Wowed by this amazing 153 acres NW of Millarville. Purchase 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. Please do not enter without permission. All viewings must have an active Realtor present.



Essential Information

MLS® #	A2163465
Price	\$2,450,000
Sold Price	\$2,250,000
Bathrooms	0.00
Acres	153.25
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	153 Acres On 256 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0J0

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
-----------	--

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 11th, 2024
Days on Market	5
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.