



GRASSROOTS
REALTY GROUP

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**256142 Whiskey Springs Hill W
Rural Foothills County, Alberta**

MLS # A2280993



\$697,250

Division: NONE

Lot Size: 2.33 Acres

Lot Feat: Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pri

By Town: Priddis

LLD: 8-22-3-W5

Zoning: CRA

Water: Well

Sewer: None

Utilities: Electricity at Lot Line, High Speed Internet, Natural Gas at Lot Line, Sate

Discover this rare opportunity to own a breathtaking 2.33-acre parcel in one of the most private and picturesque rural subdivisions in Foothills County. It feels like you can touch the sky from the exclusive 14-lot development southwest of Priddis, this corner lot offers panoramic views of the majestic Rocky Mountains and the City of Calgary skyline — truly awe-inspiring backdrops for your dream home. With only 2 lots still available, this limited offering is an opportunity to build in a serene, upscale, rural community surrounded by nature, wildlife, and the vibrant colors of native wildflowers like Western Wood Lilies. Strategic placement of the large municipal reserve and abundant environmental reserves will help maintain the sense of tranquility and privacy for the lucky residents who settle here. Enjoy the freedom to build on your timeline—there are no building commencement deadlines, and thoughtfully designed restrictive covenants protect your investment without limiting your vision. Utilities, including gas and electricity, are conveniently located at the property line, and a drilled well is already in place. Located just 25 minutes from Calgary via Hwy 22X and the south leg of the Ring Road, this property blends rural lifestyle with easy city access. The community is served by both public and separate schools and is minutes from the Priddis Greens Golf Course and the outdoor paradise of Kananaskis Country. Nearby, the hamlet of Priddis has over 120 years of history of being the hub of social and team activities to suit all age groups—making this an ideal setting for families or anyone seeking a nature-immersed lifestyle community. Don't miss this once-in-a-lifetime opportunity to secure your slice of paradise with views that must be seen to be believed. Click "additional images" for the link for a 360° tour and experience the full beauty of this remarkable property in every direction. Note: Only 2 lots remain in this spectacular development! Available lots are: Lot 10 and EITHER Lot 14 OR 15 (but not both).