



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**251234 Sibbald Creek Trail
Rural Rocky View County, Alberta**

MLS # A2320344

\$6,999,900



Division:	NONE
Type:	Business
Bus. Type:	Recreation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	DC63

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	403.95 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

RARE TURNKEY OFFERING. Livingstone Golf Course is a fully operational 9-hole facility located 15 minutes from Calgary, just slightly off Highway 1 (TransCanada Highway). Positioned at the gateway to Kananaskis, this property offers dramatic mountain views and beautiful vistas. Property is a total of 404 acres. The course is fully manicured, highly rated, and suitable for all skill levels. Improvements include Pro shop and a large clubhouse with event / food service capacity. The site potentially presents a prime development opportunity for an RV park/campground, or development in addition to continued golf operations. Space cleared for an additional 9 holes. Established and premier offering.