



GRASSROOTS
REALTY GROUP

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LOT 3, 258014 1119 Drive W
Rural Foothills County, Alberta

MLS # A2350650



\$524,900

Division:	NONE
Lot Size:	3.85 Acres
Lot Feat:	Cleared, Few Trees, Gentle Sloping, Irregular Lot, Lawn, Native Plants, S
By Town:	Calgary
LLD:	27-21-2-W5
Zoning:	CR-A
Water:	Well
Sewer:	None
Utilities:	Natural Gas at Lot Line, Water

WELCOME to this EXTRAORDINARY 3.85+plusmn; ACRE PROPERTY set amidst the breathtaking Foothills of Southern Alberta, where rolling hills, open meadows + pockets of mature trees create a setting that feels like a living work of art!!! From every angle, this picturesque parcel captures the essence of Rural Alberta Beauty—wide-open horizons, golden fields + ever-changing skies offering a spectacular backdrop for your future home. Perfectly positioned just off fully paved 1119 Drive W, this property delivers the ideal balance of peaceful country living + convenient access—only 13 mins to Stoney Trail, with Priddis, Calgary + the Rocky Mountains all within easy reach. The natural contours + rolling elevation create an exceptional setting for a custom-built home, whether tucked into the landscape or thoughtfully positioned atop the rolling hills to capture expansive views + incredible sunsets stretching across the horizon. Ready for your vision, the property features a new 121' drilled well tested at 10 GPM, power across the road, natural gas at the lot line + private road access. CR-A zoning provides flexibility for a variety of residential + accessory uses, making this an exciting opportunity for a custom home, workshop or equestrian setup. Have horses? The parcel allows for up to 3 animal units, offering plenty of opportunity to create your own country lifestyle. Dreaming of a serious shop? Build up to 3,075 sq. ft., subject to a development permit. Enjoy the serenity of acreage living without giving up everyday convenience—approximately 13 mins to Red Deer Lake School (K—9), 26 mins to SFCHS High School (10—12) + only 17 mins to groceries, shopping + more at Township Shopping Centre in Legacy. Located within a Dark Sky Preserve Area, evenings here are something special, with crystal-clear night skies + a canopy of stars creating an unforgettable setting after sunset. This is more than vacant land—it's an opportunity to create something truly YOUR OWN in one of Southern Alberta's most beautiful rural settings. Whether you're envisioning a private estate, family acreage or an investment for the future, this parcel offers an exceptional combination of location, services, privacy + natural beauty. A blank canvas ready for your dream!!! Book your showing now!