

**130 Acres Plummers Road W
Rural Foothills County, Alberta****MLS # A2193090****\$1,699,900****Division:** NONE**Lot Size:** 130.63 Acres**Lot Feat:** Irregular Lot, Many Trees, Pasture, Private, Secluded, See Remarks, Ste**By Town:** Millarville**LLD:** 31-21-3-W5**Zoning:** A**Water:** None**Sewer:** -**Utilities:** -

Exciting opportunity awaits with this 130 ac agriculturally zoned parcel situated just off of Plummers Road & 1280 Drive W, Northwest of the Hamlet of Millarville! Endless outdoor activities at your doorstep including biking, hiking, mountain biking trails, cross country skiing, horse riding trails, and several campgrounds in nearby Kananaskis Country. The rolling slope on this parcel would be a perfect setting for a walk-out bungalow to be built with a superb South, West, or East facing mountain, valley, or even some downtown City of Calgary views! This large agricultural parcel is fenced and cross fenced and offers large groves of trees, open pasture, rolling foothills country, as well as gently sloping areas along the Southern edge of the property. Access is currently via a surface lease access road to the adjacent property to the North from Plummers Road. Foothills County has indicated that an additional access could be constructed at the top of the hill from 1280 Drive West for a potential residence. This is a wonderful 130 acres parcel with multiple beautiful building sites, don't miss out on your chance to own this one of a kind parcel! 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.