

\$689,750 - 256132 Whiskey Springs Hill W, Rural Foothills County

MLS® #A2254463

\$689,750

0 Bedroom, 0.00 Bathroom,
Land on 2.13 Acres

NONE, Rural Foothills County, Alberta

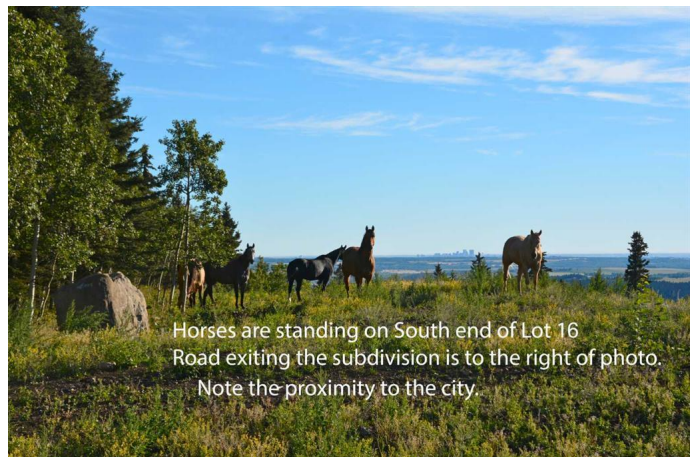
Discover this rare opportunity to own a breathtaking 2.13-acre parcel in one of the most private and picturesque rural subdivisions in Foothills County. It feels like you can touch the sky from the exclusive 14-lot development southwest of Priddis, this corner lot offers panoramic views of the majestic Rocky Mountains and the City of Calgary skyline – truly awe-inspiring backdrops for your dream home.

With 9 lots already sold and only 5 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 groupsâ€”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 360Â° tour and experience the full beauty of this remarkable property in every direction. (Lots 10, 12, 14, 15 & 16 are the last 5 lots available.) Note: The municipality is currently working on an intersection upgrade at 256 Street and 210 Avenue to improve visibility and safety.

Essential Information

MLS® #	A2254463
Price	\$689,750
Bathrooms	0.00
Acres	2.13
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	256132 Whiskey Springs Hill W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1W4

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Satellite Internet Available
-----------	--

Exterior

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Many Trees, No Neighbours Behind, Views, Cul-De-Sac, Private, Wooded

School Information

District Foothills School Division No. 38

Additional Information

Date Listed September 5th, 2025
Days on Market 60
Zoning CRA

Listing Details

Listing Office CIR Realty

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