

# \$74,900 - 174, 370165 79 Street E, Rural Foothills County

MLS® #A2200375

**\$74,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.05 Acres

NONE, Rural Foothills County, Alberta

This move-in-ready lot in Country Lane Estates offers the perfect seasonal getaway! All the work has been recently completed, including concrete work, rock landscaping, and privacy fencing, creating an ideal space to enjoy afternoons with friends over drinks on the patio. Hosting is made easy with two distinct living spaces—one for dining and the other as a cozy fire-table lounge area.

The beautifully re-sided shed adds both function and charm, offering plenty of space to keep storage neat and tidy. Whether you use it for extra storage, a workshop, or a crafting zone, the possibilities are endless. The driveway comfortably fits two vehicles, and during gatherings, the owners have even managed to squeeze in a third!

Located near the dog park and situated at the back of the community, this lot provides a quiet and peaceful retreat. Country Lane Estates is a gated community with security, offering a safe and welcoming environment. As a seasonal property, you can live here for seven months of the year (April to October), with water services available from thaw to freeze-up. The lot is fully equipped with RV hookups, with water and sewer included in the condo fee. This makes it the perfect spot for snowbirds or anyone wanting to be closer to family in Calgary and the surrounding areas for



the summer. Plus, you can leave your unit and vehicles on the lot year-round, saving on storage costs.

Beyond the lot itself, Country Lane Estates offers a wide range of amenities, including a pool and hot tub, a games room, exercise equipment, laundry facilities, and a cozy lounge with a fireplace and billiards table. There are board games, books, and plenty of social activities and events throughout the week, fostering a sense of community. Whether you want to invite family to enjoy the river and pool or simply relax in the peaceful surroundings of your lot, this is more than just a place to park your RV's about experiences, friendships, and lifelong memories. Conveniently located just minutes from Okotoks and High River, with Calgary not far away, this lot offers incredible value and an unbeatable lifestyle.

### **Essential Information**

MLS® #	A2200375
Price	\$74,900
Bathrooms	0.00
Acres	0.05
Type	Land
Sub-Type	Recreational
Status	Active

### **Community Information**

Address	174, 370165 79 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

### **Amenities**

Amenities Clubhouse, Coin Laundry, Dog Park, Fitness Center, Outdoor Pool, Parking, Party Room, Playground, Trash, Visitor Parking, Picnic Area

### **Additional Information**

Date Listed March 8th, 2025

Days on Market 47

Zoning DC10

### **Listing Details**

Listing Office CIR Realty

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