

## ***Rare Opportunity!***

### ***Last Remaining 5 Acre View Lot on the Ridge, Bordering the City of Calgary***

Incredible one of a kind 4.82 acre view lot, on the ridge, a stone's throw from the new south Calgary Campus Hospital. Your ridge lot borders onto an environmental reserve, ensuring your view will never be obstructed. Enjoy incredible unimpeded mountain, city, valley and river views from one of the last ridge lots bordering on the City limits!

This property has had all of the work done for you, and comes as a complete turnkey package, with everything you need to enjoy acreage living, it is just waiting for your dream home!

Your dream lot is located just off of Dunbow Road, on a quiet dead end cul-de-sac.

Your dream lot includes: New fencing surrounding the property, four custom made man gates, Custom solar powered electronic drive in entrance gate c/w keypad and remotes.

Over 200 trees and shrubs have been strategically planted over the past twelve years and are now matured providing outstanding privacy. A fenced irrigated garden is in place, well operates at 4 gpm, with a multiple zone irrigation system. Electrical is in, operating, and ready for your home.

Your turnkey package includes a Kabota B2100 tractor, c/w farm king finishing mower, blade, harrows, and bucket, four sheds, a fully restored 100 year old grain wagon for your entrance ornament, and many more accessories.

Custom walk out house plans with an incredible outdoor living space can be included. Build your dream home now, or wait and use the property as your own private playground. There is no building commitment.

Just minutes from Hospital, shopping, and Heritage Pointe Artesia.

Many more photos can be sent on request.

No trespassing, Viewing by appointment only. No realtor calls for listing please, Standard commission will be paid to realtor representing buyer.

\$1,075,000.00