

\$1,400,000 - 80 W Street W, Rural Foothills County

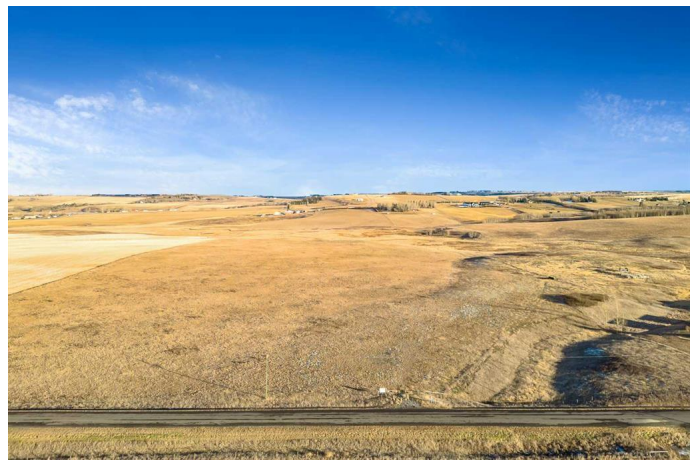
MLS® #A2209361

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Land on 74.13 Acres

NONE, Rural Foothills County, Alberta

Welcome to a truly exceptional opportunity! This stunning 74-acre parcel is located less than 10 minutes from Calgary, offering the perfect balance of peaceful country living with unbeatable access to all the city's amenities. *****Whether you're dreaming of building your forever home, investing for the future, or exploring development potentialâ€”this property has it all.****Just 5 minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course, this land is perfectly positioned for both lifestyle and convenience. Enjoy rolling hills, a picturesque valley, and a meandering creek fed by a natural springâ€”all set in a quiet, wind-sheltered location that feels like your own private paradise.***There are multiple ideal building sites, each with spectacular views and endless potential. Plus, with the possibility to subdivide (with Foothills County approval), this is a smart investment you wonâ€™t want to pass up.***The future here is wide openâ€”create your dream estate, horse property, or land bank for future growth.***Make an offer and make it yours today. Opportunities like this donâ€™t come often!***Please note: GST is not included in the list price. If applicable and the Buyer is not a GST registrant, GST will be payable to the Sellerâ€™s lawyer on or before Completion Day.



Essential Information

MLS® #	A2209361
Price	\$1,400,000
Bathrooms	0.00
Acres	74.13
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	80 W Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0S5

Exterior

Lot Description	Cleared, Creek/River/Stream/Pond, Gentle Sloping, Meadow, Native Plants, Near Golf Course, Pasture, Seasonal Water
-----------------	--

School Information

District	Foothills School Division No. 38
----------	----------------------------------

Additional Information

Date Listed	April 5th, 2025
Days on Market	133
Zoning	A

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

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.