

\$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 potential—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 spring—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 won't want to pass up. ***The future here is wide open—create your dream estate, horse property, or land bank for future growth. ***Make an offer and make it yours today. Opportunities like this don'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 Seller's lawyer on or before Completion Day.



Essential Information

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

Community Information

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

Exterior

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

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| District | Foothills School Division No. 38 |
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Additional Information

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| Date Listed | April 5th, 2025 |
| Days on Market | 12 |
| Zoning | A |

Listing Details

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| Listing Office | Century 21 Foothills Real Estate |
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