# \$950,000 - 80 Street W, Rural Foothills County

MLS® #A2209484

## \$950,000

0 Bedroom, 0.00 Bathroom, Land on 37.88 Acres

NONE, Rural Foothills County, Alberta

Welcome to an extraordinary opportunity in Foothills Countyâ€"38 acres of versatile land. beautifully positioned within the Calgary/Foothills Intermunicipal Development Plan. Whether you're envisioning your dream estate, eveing future development, or expanding your agricultural footprint, this land is bursting with promises.\*\*\*Currently used as pasture, this property features something incredibly rare and valuable: a natural water springâ€"prized for its abundant, high-quality water, especially during dry spells. This alone makes the land a standout investment.\*\*\*Looking for more space? An additional 74 acres directly to the north are also available (MLS A2209361) â€"imagine the scale of opportunity!\*\*\*Highlights include:• Multiple stunning building sites• Subdivision potential (subject to Foothills county approval)• Minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course• Quick access to Calgaryâ€"just 10 minutes!\*\*\*Whether you're planning to build, invest, or hold for the future, this property offers limitless possibilities in a location that's hard to beat.\*\*\*Note: GST is not included in the purchase price. Buyers not registered for GST must remit applicable GST to the seller's lawyer upon closing.\*\*\*Your blank canvas awaitsâ€"create your dream, grow your investment, or leave a lasting legacy. Don't miss this rare opportunity!







#### **Essential Information**

MLS® # A2209484 Price \$950,000

Bathrooms 0.00
Acres 37.88
Type Land

Sub-Type Residential Land

Status Active

# **Community Information**

Address 80 Street W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S0S5

#### **Exterior**

Lot Description Near Golf Course, Gentle Sloping, Pasture, Rectangular Lot, Seasonal

Water, Sloped

#### **School Information**

District Foothills School Division No. 38

### **Additional Information**

Date Listed April 5th, 2025

Days on Market 211 Zoning A

# **Listing Details**

Listing Office Century 21 Foothills Real Estate

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