



THE
A-TEAM

**RE/MAX
FIRST**

242197 64 Street #110, Rural Foothills County T0L0X0

MLS® #: **A2089474**

Area: **NONE**

Listing Date: **11/02/23**

List Price: **\$2,500,000**

Status: **Active**

County: **Foothills County**

Change: **-\$250k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

4,394,332 sqft

Lot Shape:

Access:

Accessible to Major Traffic Route,Direct Access

Lot Feat:

Creek/River/Stream/Pond,Farm,Private

Park Feat:

Utilities and Features

DOM

199

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

A

Legal Desc:

Remarks

Pub Rmks:

Looking for your next acreage property close to the city but far enough way for total privacy? Look no further! This 100.88 Acre parcel is in a prime location, close to both Calgary and Okotoks, approx. 6 KMs south of Spruce Meadows & Silverado as well as approx. 2 KMs south of Rocky Mountain Show Jumping & Sirocco Golf Course. This property currently has both good producing hay fields and pasture with an active creek on the west side fed from an active water spring to the Southwest! This would be a perfect location to build your dream home, with a shop and/or barn and Paddocks/Pastures! Hay fields have been recently cultivated and reseeded, which tripled its alfalfa mix hay production! Access to the land from both the North and East (242 Ave W and 64 St W), there are multiple options to where you could build. Currently in the Intermunicipal Development Plan (IDP) with Calgary and Foothills, the future of this land has unlimited possibilities! Don't miss this RARE opportunity!

Inclusions:
Property Listed By:

N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





