



THE
A-TEAM

**RE/MAX
FIRST**

80 W Street, Rural Foothills County T1S 0S5

MLS® #: **A2094987**

Area: **NONE**

Listing Date: **11/22/23**

List Price: **\$1,629,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

3,229,170 sqft

Lot Shape:

Access:

Paved Road

Lot Feat:

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

Park Feat:

DOM

179

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

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:

Fee Simple

Zoning:

A

Legal Desc:

9710746

Remarks

Pub Rmks:

THIS PARCEL IS LOCATED INTO THE INTERMUNICIPAL DEVELOPMENT PLAN BETWEEN THE CITY OF CALGARY AND THE FOOTHILLS COUNTY. THIS FABULOUS 74 ACRES IS within 10 minutes drive of Calgary which allows you to get away from the hustle and bustle of the big city without sacrificing any of its amenities. A TOTAL GEM WITHIN 5 MINUTES TO SPRUCE MEADOWS, ROCKY MOUNTAIN SHOW JUMPING AND SIROCCO GOLF COURSE. Currently pasture land with an active meandering creek on the EAST side, fed from an active water spring. Beautiful valley views and ROLLING HILLS, protected from the winds and noise. Fantastic opportunity to build your dream home. There are lots of great building sites to choose from. Don't miss out on this incredible opportunity to subdivide with Foothills county approval, or

Inclusions:
Property Listed By:

hold onto this land and invest in the future! The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. The future of this land has unlimited possibilities!
NONE
CENTURY 21 FOOTHILLS REAL ESTATE

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



