



THE
A-TEAM

RE/MAX
FIRST

80 Street, Rural Foothills County T1S0S5

MLS® #: **A2114586**

Area: **NONE**

Listing Date: **03/20/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

1,650,052 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

60

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Direct Access,Paved Road

Lot Feat:

Farm,Gentle Sloping,Seasonal Water,Near Golf Course,Pasture,Rectangular Lot,Sloped

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

A

Remarks

Pub Rmks:

Nestled in Foothills County, this 38-acre parcel offers diverse opportunities within the shared intermunicipal development plan of Calgary and Foothills County, just a 10-minute drive from Calgary. Currently serving as pasture land, this property features a natural water spring, a valuable asset especially during dry periods,

renowned for its water quality and quantity. Additionally, adjacent 74 acres are available for sale (MLS A2094987). Enjoy close proximity to Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course, all within a 5-minute drive. With numerous ideal building sites and potential subdivision approval from Foothills County, this parcel promises endless potential for personalized construction or future development. The purchase price excludes GST; buyers not registered for GST must remit applicable GST to the seller's lawyer upon completion. Embrace the boundless possibilities of this remarkable land and shape your future!!!

Inclusions:

Property Listed By:

none

Century 21 Foothills Real Estate

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

