



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 Street, Rural Foothills County T1S0S5**

MLS® #: **A2116383**

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  
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

**0**

Lot Information

Lot Sz Ar:

**1,650,052 sqft**

Lot Shape:

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:

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:

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 VERY 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:

**NONE**

Property Listed By:

**Century 21 Foothills Real Estate**

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





