



THE A-TEAM

RE/MAX FIRST

80 W Street, Rural Foothills County T1S 0S5

MLS®#: A2163874 Area: NONE Listing Date: 09/08/24 List Price: \$1,500,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Foothills
City/Town: County

Year Built: 0
Lot Information
Lot Sz Ar: 3,229,102 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

11
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: Zoning:
Fee Simple A
Legal Desc: 9710746

Remarks

Pub Rmks: 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. Pasture land with an active meandering creek on the EAST side IS fed from an active water spring. Beautiful valley views and ROLLING HILLS, protected from the winds and noise. It's a 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 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! THIS PARCEL IS LOCATED IN THE INTERMUNICIPAL DEVELOPMENT PLAN BETWEEN THE CITY OF CALGARY AND FOOTHILLS COUNTY.
NONE
Century 21 Foothills Real Estate

Inclusions:
Property Listed By:

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