



THE
A-TEAM

**RE/MAX
FIRST**

80 Street, Rural Foothills County T1S0S5

MLS® #: **A2169819** Area: **NONE** Listing Date: **10/03/24** List Price: **\$1,000,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

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

Year Built: **0**
Lot Information
 Lot Sz Ar: **1,650,052 sqft**
 Lot Shape:

Access: **Direct Access,Paved Road**
 Lot Feat: **Farm,Gentle Sloping,Seasonal Water,Near Golf Course,Pasture,Rectangular Lot,Sloped**
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
48
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **A**
 Legal Desc:

Remarks

Pub Rmks: **Nestled in Foothills County, this 38-acre parcel offers diverse opportunities within the shared inter-municipal 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 A2163874). 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!!! ADJACENT 74 ACRES TO THE NORTH IS ALSO AVAILABLE MLS A2163874

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



