

# \$1,400,000 - 80 W Street W, Rural Foothills County

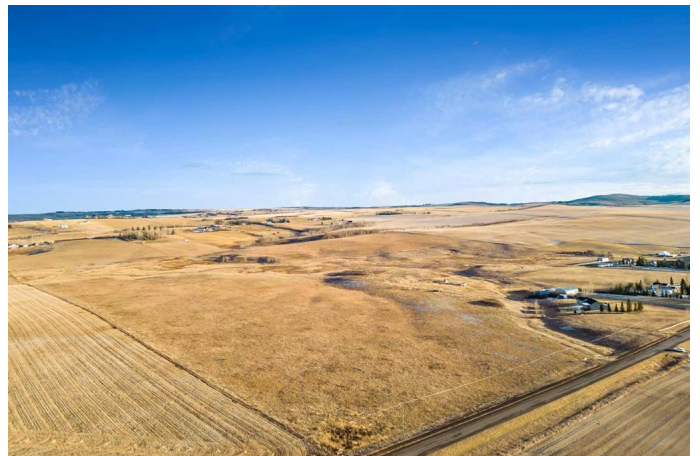
MLS® #A2209361

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Land on 74.13 Acres

NONE, Rural Foothills County, Alberta

Welcome to a truly exceptional opportunity! This stunning 74-acre parcel is located less than 10 minutes from Calgary, offering the perfect balance of peaceful country living with unbeatable access to all the city's amenities. \*\*\*\*\*Whether you're dreaming of building your forever home, investing for the future, or exploring development potential—this property has it all. \*\*\*\*Just 5 minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course, this land is perfectly positioned for both lifestyle and convenience. Enjoy rolling hills, a picturesque valley, and a meandering creek fed by a natural spring—all set in a quiet, wind-sheltered location that feels like your own private paradise. \*\*\*There are multiple ideal building sites, each with spectacular views and endless potential. Plus, with the possibility to subdivide (with Foothills County approval), this is a smart investment you won't want to pass up. \*\*\*The future here is wide open—create your dream estate, horse property, or land bank for future growth. \*\*\*Make an offer and make it yours today. Opportunities like this don't come often! \*\*\*Please note: GST is not included in the list price. If applicable and the Buyer is not a GST registrant, GST will be payable to the Seller's lawyer on or before Completion Day.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2209361         |
| Price     | \$1,400,000      |
| Bathrooms | 0.00             |
| Acres     | 74.13            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 80 W Street W          |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0S5                |

### **Exterior**

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

### **School Information**

|          |                                  |
|----------|----------------------------------|
| District | Foothills School Division No. 38 |
|----------|----------------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 16              |
| Zoning         | A               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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