\$950,000 - 80 Street W, Rural Foothills County

MLS® #A2209484

\$950,000

0 Bedroom, 0.00 Bathroom, Land on 37.88 Acres

NONE, Rural Foothills County, Alberta

Welcome to an extraordinary opportunity in Foothills Countyâ€"38 acres of versatile land. beautifully positioned within the Calgary/Foothills Intermunicipal Development Plan. Whether you're envisioning your dream estate, eveing future development, or expanding your agricultural footprint, this land is bursting with promises.***Currently used as pasture, this property features something incredibly rare and valuable: a natural water springâ€"prized for its abundant, high-quality water, especially during dry spells. This alone makes the land a standout investment.***Looking for more space? An additional 74 acres directly to the north are also available (MLS A2209361) â€"imagine the scale of opportunity!***Highlights include:• Multiple stunning building sites• Subdivision potential (subject to Foothills county approval)• Minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course• Quick access to Calgaryâ€"just 10 minutes!***Whether you're planning to build, invest, or hold for the future, this property offers limitless possibilities in a location that's hard to beat.***Note: GST is not included in the purchase price. Buyers not registered for GST must remit applicable GST to the seller's lawyer upon closing.***Your blank canvas awaitsâ€"create your dream, grow your investment, or leave a lasting legacy. Don't miss this rare opportunity!







Essential Information

MLS® # A2209484 Price \$950,000

Bathrooms 0.00
Acres 37.88
Type Land

Sub-Type Residential Land

Status Active

Community Information

Address 80 Street W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S0S5

Exterior

Lot Description Near Golf Course, Gentle Sloping, Pasture, Rectangular Lot, Seasonal

Water, Sloped

School Information

District Foothills School Division No. 38

Additional Information

Date Listed April 5th, 2025

Days on Market 205 Zoning A

Listing Details

Listing Office Century 21 Foothills Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.