

\$579,000 - 352245 194 Avenue W, Rural Foothills County

MLS® #A2228252

\$579,000

0 Bedroom, 0.00 Bathroom,
Land on 4.35 Acres

NONE, Rural Foothills County, Alberta

Excellent opportunity for builders or clients looking to build a custom home in one of the area's most desirable rural communities. This lot has over 4 acres of space and offers a gently sloped site backing onto a small lake, with mature trees providing natural privacy and scenic views. Power, natural gas, and treated piped water are available at the lot line, streamlining the development process. Located just 10 minutes south of Bragg Creek and 40 minutes to Calgary. Bring your own builder and start planning. If you've been waiting for the right land to come along, this is it!



Essential Information

MLS® #	A2228252
Price	\$579,000
Bathrooms	0.00
Acres	4.35
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	352245 194 Avenue W
Subdivision	NONE
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T3Z3R3

Additional Information

Date Listed	June 6th, 2025
Days on Market	14
Zoning	CRA

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.