

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

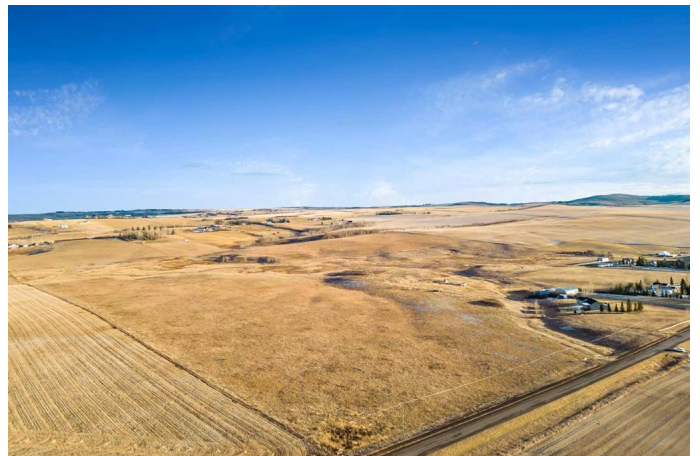
MLS® #A2209361

**\$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
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### **School Information**

District	Foothills School Division No. 38
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### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	8
Zoning	A

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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