

306 Avenue W
Rural Foothills County, Alberta

MLS # A2265338



\$1,499,900

Division: NONE

Lot Size: 39.09 Acres

Lot Feat: -

By Town: Okotoks

LLD: 8-21-1-W5

Zoning: A

Water: None

Sewer: -

Utilities: -

Foothills Land Opportunity = Location, Lifestyle and Limitless Potential! Set in one of the most coveted areas of the Foothills, this 39.09-acre parcel offers the perfect blend of location, lifestyle and long-term opportunity. Whether you envision building your dream country estate, developing an equestrian setup, or simply investing in land that continues to appreciate ... this property delivers extraordinary potential. With no services currently on site, the land is a true blank canvas—ready for your custom design and vision. Panoramic mountain and city views surround you, with gently rolling topography offering multiple building sites to capture the best of every sunrise and sunset. Just minutes from Strathcona-Tweedsmuir School, the Calgary Polo Club, Okotoks and only 35 minutes to downtown Calgary = one of the most desirable rural settings in southern Alberta—offering privacy and tranquility without sacrificing convenience! Parcels of this size and location CLOSE TO CALGARY - are becoming increasingly rare, making this an ideal opportunity for those seeking both value and vision. A remarkable setting, an unbeatable location and endless opportunity—this is where your next chapter begins. Neighbouring property A2225330 is Pending.