

80 W Street W
Rural Foothills County, Alberta

MLS # A2209361



\$1,400,000

Division:	NONE
Lot Size:	74.13 Acres
Lot Feat:	Cleared, Creek/River/Stream/Pond, Gentle Sloping, Meadow, Native Pla
By Town:	Calgary
LLD:	32-21-1-W5
Zoning:	A
Water:	See Remarks
Sewer:	-
Utilities:	-

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.