



**GRASSROOTS**  
REALTY GROUP

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64243 306 Avenue W  
Rural Foothills County, Alberta

MLS # A2221803



**\$1,900,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	1,458 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached		
Lot Size:	40.53 Acres		
Lot Feat:	Pasture		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	8-21-1-W5
Exterior:	Metal Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Natural Gas
Features:	See Remarks		

**Inclusions:** GAS STOVE, REFRIGERATOR

Top of the WORLD!!! WOW ! WOW! WOW! Incredibly Spectacular one of a kind 360 degree VIEWS of the Foothills & Mountains, plus City, East & South VIEWS. Overlook the ranching country to the Foothills right up to the Glorious Rockies. Extremely Private but close so close to Strathcona-Tweedsmuir School, The Calgary Polo Club, The Gun Club, Calgary and Okotoks. A Perfect Location. 40 acres at the end of the road. Farm style house with attached garage, large Shop/Garage. An incredible opportunity to Live in such a Choice Location. The adjoining 40 acres is also available, MLS #A2221806. 80 acres in total if you desire. Check out the VIRTUAL TOUR Video and Additional Images prepare to be WOWED by the Incredible Views. Do not enter property without permission. SELLER INVITES OFFERS!!!!