



**GRASSROOTS**  
REALTY GROUP

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**178140 96 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2232695**



**\$11,500,000**

**Division:** NONE

**Lot Size:** 159.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 19-22-1-W5

**Zoning:** A

**Water:** None

**Sewer:** -

**Utilities:** -

SPECTACULAR 1/4 SECTION Located 500 Meters from the CITY of Calgary SOUTHWEST Boundary w/EXCEPTIONAL MOUNTAIN VIEWS is the IDEAL INVESTMENT opportunity in the much sought-after Foothills County!! This expansive parcel of land (159 ACRES) offers BREATHTAKING VIEWS, rolling terrain, and an UNPARALLELED DEVELOPMENT POTENTIAL in one of the most desirable rural locations in Southern Alberta. This sprawling land features a mix of open meadows, gentle slopes, and PANORAMIC VIEWS of the ROCKY MOUNTAINS, providing DIVERSE POSSIBILITIES for development and STRATEGICALLY POSITIONED immediately south of Calgary, and it comes w/EASY ACCESS TO MAJOR TRANSPORTATION routes, including Highway 22X, STONEY TRAIL, Macleod Trail + is right next door to the CITY of CALGARY, just south of SPRUCE MEADOWS GREEN on 37th Street (96 Street). This INCREDIBLE property is located within 1.5 km's of the SPRUCE MEADOWS site + would be the ideal location to add your OWN HORSE/BARN/HOME setup for an IDEAL ESTATE HOME Development or BUILD your own SPECTACULAR COUNTRY-RESIDENTIAL SUBDIVISION, or an EXCLUSIVE PRIVATE HORSE COMMUNITY, with FLEXIBLE ZONING that supports MULTIPLE INVESTMENT AVENUES for the most SAVVY of INVESTORS. Well-maintained PAVED ROAD ACCESS, nearby utilities, and PROXIMITY to ESSENTIAL AMENITIES, schools, and recreation ensure a seamless development process. Surrounded by rolling foothills and lush landscapes, this property provides a RARE COMBINATION of SECLUSION and CONVENIENCE and is a RARE CHANCE to secure a PRIME PIECE OF LAND in one of Southern Alberta, and this is "ONE" of the MOST PRESTIGIOUS Parcels of LAND to actually hit the recent market. Whether you're a DEVELOPER seeking a new PROJECT, an INVESTOR looking for a HIGH-POTENTIAL ASSET, or a FAMILY looking for easy access to SPRUCE MEADOWS with your own Horse Farm setup, this ONE is the "REAL DEAL". Properties like this just don't come up very often... and the closest quarter most recent sale sold last year inside the CITY Limits for \$35,500,000.000 with no mountain views; and this one is priced at a mere fraction of that value. This property is an ABSOLUTE MUST-SEE and it comes with a Plaque Honouring the Proud History of the McConkey Family Legacy that started in 1924 and ended in 2023, that MUST remain on this NATURAL site preserving their HERITAGE and their "INCREDIBLE FAMILY" Story. Additionally, a natural SPRING runs through the Property, adding water, and a BEAUTIFUL TOPOGRAPHY to complement the INCREDIBLE VIEWS. NO MATTER how you look at it, this remarkable location and SPECTACULAR "ONE OF A KIND" property is just right for the ideal BUYER. This one has zero disappointments and is one of the most incredible locations I have ever had the privilege to list. You OWE it to yourself to see the REAL BEAUTY in this HIGHLY Desirable location. You will be thrilled when you see all that this one has to offer!!