



64243 306 Avenue W
Rural Foothills County, Alberta

MLS # A2145254



\$1,900,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey, Acreage with Residence | | |
| Size: | 1,458 sq.ft. | Age: | 2010 (14 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: N/A

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 #A2084312. 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