



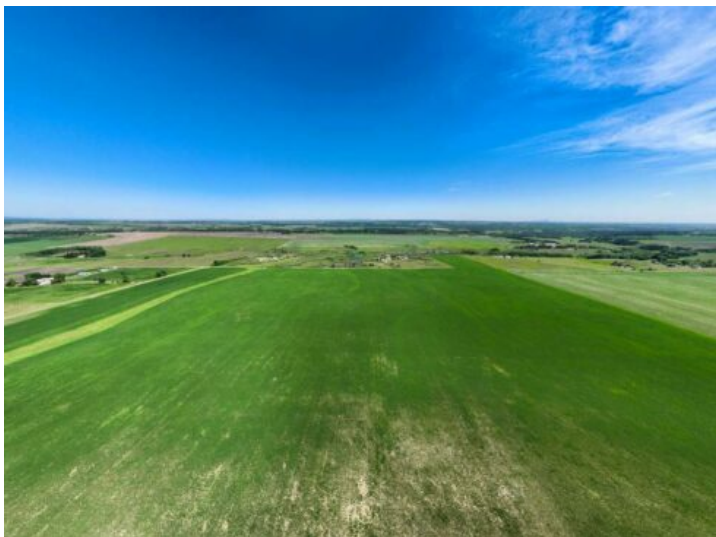
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**176 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2167414**



**\$3,003,360**

**Division:** NONE

**Lot Size:** 125.14 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 29-22-2-W5

**Zoning:** A

**Water:** -

**Sewer:** -

**Utilities:** -

PRICE REDUCED!! LOOK AT THIS Amazing opportunity to own 125 acres minutes from Calgary, this amazing piece has panoramic views from every direction as well as a stunning mountain view located on a paved road! All located minutes to South end of Calgary!! Also located across from the Sandy Cross Nature Conservatory. This amazing class 1 black soil has still produced a beautiful hay crop even in a drought and this year has produced 6 1300 pound bales per acre!! As an added bonus it has a 10 gpm well already on it. 2 MD approaches are also located on it and make access easy. This beautiful property has many building sites to choose from as well making it the best of all worlds!! Maybe a potential subdivision is in the future!! (Pending MD approval) Call today!!