



GRASSROOTS
REALTY GROUP

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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: -

VENDOR FINANCING AVAILABLE CALL FOR DETAILS!! 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!!