



GRASSROOTS
REALTY GROUP

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881401 206 Avenue W
Rural Foothills County, Alberta

MLS # A2194543



\$1,195,000

Division: NONE

Lot Size: 7.95 Acres

Lot Feat: -

By Town: Calgary

LLD: 18-22-1-W5

Zoning: CRA

Water: Well

Sewer: None

Utilities: Electricity at Lot Line, Natural Gas at Lot Line, Water

Here is a BEAUTIFUL 7.95 ACRES of land CLOSE to RED DEER LAKE + just off 37 Street (aka 96 Street) in the STUNNING ROLLING COUNTRYSIDE of the RURAL FOOTHILLS!!! Only MINUTES to Calgary!!! BUILD your DREAM HOME here w/CUL-DE-SAC access on a LARGE PRIVATE lot that is WIDE OPEN + 2 DRILLED WELLS. Outside city living with a BEAUTIFUL view of the mountains while maintaining a stunning city view too!!! VIEWS ALL AROUND of the GORGEOUS land (over 4000 ACRE RESERVE!!!) incl/WILDLIFE GALORE. The main roads are STONEY TRAIL + this PRIME LOT is located a short jaunt from GRANARY ROAD Farmers Market + CONVENIENT PAVED ROAD access. The Building is not included in the sale price. The building needs to be removed by April 1, 2026, as per the MD, which is non-negotiable. It can be sold separately if the buyer wants it; however, it needs to be relocated. Our seller will remove it before possession otherwise. This parcel cannot be subdivided as per Foothills County. This is GREAT VALUE for the \$\$\$ when you consider the POTENTIAL + FANTASTIC LOCATION of this LAND!!! GRAB this AMAZING opportunity w/BOTH HANDS, take a DRIVE OUT because you will be IMPRESSED!!! You can't find many PARCELS this CLOSE to the CITY on a PAVED ROAD!!!