



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2209361**



**\$1,400,000**

**Division:** NONE

**Lot Size:** 74.13 Acres

**Lot Feat:** Cleared, Creek/River/Stream/Pond, Gentle Sloping, Meadow, Native Pla

**By Town:** Calgary

**LLD:** 32-21-1-W5

**Zoning:** A

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

Welcome to a truly exceptional opportunity! This stunning 74-acre parcel is located less than 10 minutes from Calgary, offering the perfect balance of peaceful country living with unbeatable access to all the city's amenities.\*\*\*\*\*Whether you're dreaming of building your forever home, investing for the future, or exploring development potential&mdash;this property has it all.\*\*\*\*Just 5 minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course, this land is perfectly positioned for both lifestyle and convenience. Enjoy rolling hills, a picturesque valley, and a meandering creek fed by a natural spring&mdash;all set in a quiet, wind-sheltered location that feels like your own private paradise.\*\*\*There are multiple ideal building sites, each with spectacular views and endless potential. Plus, with the possibility to subdivide (with Foothills County approval), this is a smart investment you won't want to pass up.\*\*\*The future here is wide open&mdash;create your dream estate, horse property, or land bank for future growth.\*\*\*Make an offer and make it yours today. Opportunities like this don't come often!\*\*\*Please note: GST is not included in the list price. If applicable and the Buyer is not a GST registrant, GST will be payable to the Seller's lawyer on or before Completion Day.