



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2209361**



**\$1,100,000**

**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:** -

**\*\*\*\*MASSIVE PRICE REDUCTION\*\*\*\* 74 ACRES JUST MINUTES FROM CALGARY. An exceptional opportunity!!! \*\*\*Located less than 10 minutes from Calgary, offering the perfect blend of privacy, country living, and quick access to city amenities. \*\*\*\*Just 5 minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course\*\*\*The location is outstanding.\*\*\* The land features rolling hills, a scenic valley, and a spring fed creek, all in a quiet, wind-sheltered setting.\*\*\*With multiple ideal building sites and potential for subdivision ( subject to Foothills County approval), this property is ideal for a dream estate, horse property or long term investment. \*\*\*300k price improvement.\*\*\*Make your move today. \*\*\*\*GST is not included in the list price. If applicable and the Buyer is not a GST registrant, GST is payable to the Seller's lawyer on or before Completion Day.\*\*\*\***