



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2209484**



**\$899,000**

Division:	NONE
Lot Size:	37.88 Acres
Lot Feat:	Gentle Sloping, Near Golf Course, Pasture, Rectangular Lot, Seasonal V
By Town:	Calgary
LLD:	32-21-1-W5
Zoning:	A
Water:	None, See Remarks
Sewer:	-
Utilities:	-

\*\*\*50K PRICE ADJUSTMENT. \*\*\*An outstanding opportunity in Foothills County, this 38 ACRE PARCEL is ideally located within the Calgary/Foothills Intermunicipal Development Plan and offers exceptional versatility for a dream estate, future development, or agricultural use. \*\*\* Currently used as pasture, the land features a rare natural water spring, providing abundant, high-quality water and long-term value. \*\*\*With multiple excellent building sites, subdivision potential (subject to Foothills County approval), and a prime location minutes from Spruce Meadows, Rocky Mountain Show Jumping, Sirocco Golf Course, and less than 10 minutes to Calgary, this property stands out.\*\*\* \$50,000 PRICE REDUCTION makes this an exceptional opportunity to build, invest, or land-bank in one of the most desirable rural corridors south of Calgary.\*\*\* GST is not included; buyers not registered for GST must remit applicable GST to the Seller's lawyer upon closing.