



GRASSROOTS
REALTY GROUP

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80 Street W
Rural Foothills County, Alberta

MLS # A2209484



\$950,000

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: -

Welcome to an extraordinary opportunity in Foothills County—38 acres of versatile land, beautifully positioned within the Calgary/Foothills Intermunicipal Development Plan. Whether you're envisioning your dream estate, eyeing future development, or expanding your agricultural footprint, this land is bursting with promises.***Currently used as pasture, this property features something incredibly rare and valuable: a natural water spring—prized for its abundant, high-quality water, especially during dry spells. This alone makes the land a standout investment.***Looking for more space? An additional 74 acres directly to the north are also available (MLS A2209361) —imagine the scale of opportunity!***Highlights include:• Multiple stunning building sites• Subdivision potential (subject to Foothills county approval)• Minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course• Quick access to Calgary—just 10 minutes!***Whether you're planning to build, invest, or hold for the future, this property offers limitless possibilities in a location that's hard to beat.***Note: GST is not included in the purchase price. Buyers not registered for GST must remit applicable GST to the seller's lawyer upon closing.***Your blank canvas awaits—create your dream, grow your investment, or leave a lasting legacy. Don't miss this rare opportunity!