



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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.