

\$950,000 - 80 Street W, Rural Foothills County

MLS® #A2209484

\$950,000

0 Bedroom, 0.00 Bathroom,
Land on 37.88 Acres

NONE, Rural Foothills County, Alberta

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:â€¢ Multiple stunning building sitesâ€¢ Subdivision potential (subject to Foothills county approval)â€¢ Minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Courseâ€¢ Quick access to Calgary—just 10 minutes!***Whether youâ€™re planning to build, invest, or hold for the future, this property offers limitless possibilities in a location thatâ€™s hard to beat.***Note: GST is not included in the purchase price. Buyers not registered for GST must remit applicable GST to the sellerâ€™s lawyer upon closing.***Your blank canvas awaits—create your dream, grow your investment, or leave a lasting legacy. Donâ€™t miss this rare opportunity!



Essential Information

MLS® #	A2209484
Price	\$950,000
Bathrooms	0.00
Acres	37.88
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	80 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S0S5

Exterior

Lot Description	Near Golf Course, Gentle Sloping, Pasture, Rectangular Lot, Seasonal Water, Sloped
-----------------	--

School Information

District	Foothills School Division No. 38
----------	----------------------------------

Additional Information

Date Listed	April 5th, 2025
Days on Market	225
Zoning	A

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.