

\$1,499,900 - 306 Avenue W, Rural Foothills County

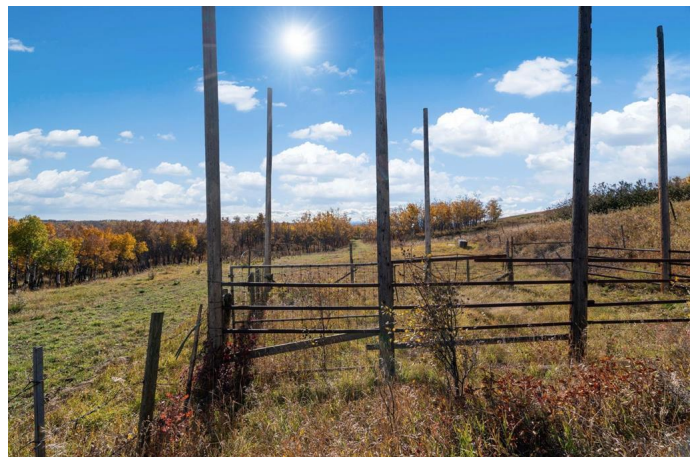
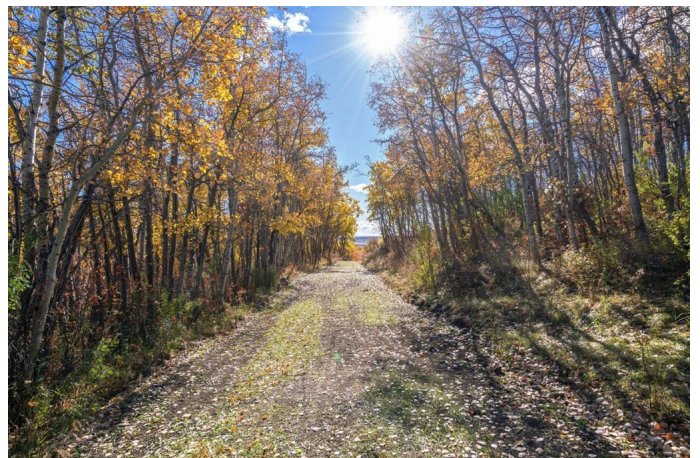
MLS® #A2265338

\$1,499,900

0 Bedroom, 0.00 Bathroom,
Land on 39.09 Acres

NONE, Rural Foothills County, Alberta

Foothills Land Opportunity = Location, Lifestyle and Limitless Potential! Set in one of the most coveted areas of the Foothills, this 39.09-acre parcel offers the perfect blend of location, lifestyle and long-term opportunity. Whether you envision building your dream country estate, developing an equestrian setup, or simply investing in land that continues to appreciate ... this property delivers extraordinary potential. With no services currently on site, the land is a true blank canvas—ready for your custom design and vision. Panoramic mountain and city views surround you, with gently rolling topography offering multiple building sites to capture the best of every sunrise and sunset. Just minutes from Strathcona-Tweedsmuir School, the Calgary Polo Club, Okotoks and only 35 minutes to downtown Calgary = one of the most desirable rural settings in southern Alberta—offering privacy and tranquility without sacrificing convenience! The adjoining 40.53-acre parcel with home, garage and shop is also available, giving buyers the chance to expand their investment to nearly 80 acres of prime foothills property. Parcels of this size and location CLOSE TO CALGARY - are becoming increasingly rare, making this an ideal opportunity for those seeking both value and vision. A remarkable setting, an unbeatable location and endless opportunity—this is where your next chapter begins. Neighbouring property is A2225330



Essential Information

MLS® #	A2265338
Price	\$1,499,900
Bathrooms	0.00
Acres	39.09
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	306 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T2S 1A2

Additional Information

Date Listed	October 17th, 2025
Days on Market	5
Zoning	A

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.