

# \$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 Countyâ€”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 springâ€”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) â€”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 Calgaryâ€”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 awaitsâ€”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	Gentle Sloping, Near Golf Course, Pasture, Rectangular Lot, Seasonal Water, Sloped
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## School Information

District	Foothills School Division No. 38
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## Additional Information

Date Listed	April 5th, 2025
Days on Market	61
Zoning	A

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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