



## 0 80 Street Rural Foothills County Alberta

\$1,000,000

Nestled in Foothills County, this 38-acre parcel offers diverse opportunities within the shared inter-municipal development plan of Calgary and Foothills County, just a 10-minute drive from Calgary. Currently serving as pasture land, this property features a natural water spring, a VERY valuable asset especially during dry periods, renowned for its water quality and quantity. Additionally, adjacent 74 acres are available for sale (MLS A2163874). Enjoy close proximity to Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course, all within a 5-minute drive. With numerous ideal building sites and potential subdivision approval from Foothills County, this parcel promises endless potential for personalized construction or future development. The purchase price EXCLUDES GST; buyers not registered for GST must remit applicable GST to the seller's lawyer upon completion. Embrace the boundless possibilities of this remarkable land and shape your future!!! ADJACENT 74 ACRES TO THE NORTH IS ALSO AVAILABLE MLS A2163874 (id:6769)

Listing Presented By:



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Century 21 Foothills Real Estate

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