



## 0 32 Street Rural Foothills County Alberta

\$2,100,000

**Location:** Situated in the heart of a fast-growing area, with easy access to South Calgary, shopping centers, recreational facilities, golf courses, schools, and hospitals, making it highly desirable for potential buyers.  
**Features:** The land offers a good mix of hayland and bush, catering to diverse development possibilities. Its natural features could appeal to developers seeking versatile landscapes for residential or mixed-use projects.  
**Development Potential:** With its size and layout, there is significant potential for subdivision into seven 4-acre parcels. Full access from both the east and west boundaries enhances the appeal and feasibility of the project.  
**Approval Process:** The accessibility and layout of the land make it conducive to presenting a compelling case to the Foothills Municipal District for approval, streamlining the development process.  
**Overall,** this property presents an excellent opportunity for developers and investors looking to capitalize on the growing demand for residential or mixed-use developments in the area. For further inquiries or to discuss potential investment opportunities, please feel free to reach out. Thank you (id:6769)

Listing Presented By:



Originally Listed by:  
First Place Realty

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