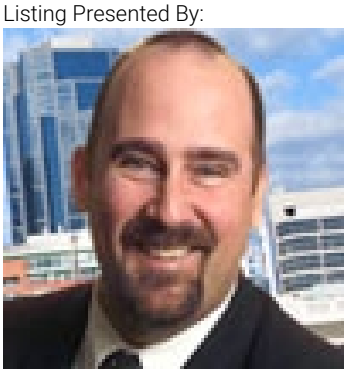


178140 96 Street Rural Foothills County Alberta

$15,995,000

WELCOME to a ONCE-IN-A-GENERATION LAND DEVELOPMENT OPPORTUNITY offering a combined 355 ? ACRES along Calgary's highly desirable SOUTHWEST GROWTH CORRIDOR!!! This spectacular 159 ? ACRE QUARTER SECTION with MOUNTAIN VIEWS is to be purchased together with the adjoining 196 ? ACRES (A2342199), creating an extraordinary land assembly combining SCALE, LOCATION + LONG-TERM POTENTIAL.The adjoining 196 ? ACRE property includes approximately 78 ? ACRES of COMMERCIAL LAND within the CITY OF CALGARY plus approximately 118 ? ACRES of AGRICULTURAL LAND. Together, the properties span TWO MUNICIPALITIES + MULTIPLE LAND-USE DESIGNATIONS--opening the door to an exciting range of possibilities for visionary developers, investors + organizations, subject to municipal approvals, land-use redesignation + servicing requirements.355 ? ACRES + 2 MUNICIPALITIES + MULTIPLE LAND-USE DESIGNATIONS = ENDLESS POSSIBILITIES!!!Strategically positioned approximately 500 METRES FROM CALGARY'S SOUTHWEST BOUNDARY, directly south of SPRUCE MEADOWS GREEN + within approximately 1.5 KM of the internationally renowned SPRUCE MEADOWS, this exceptional assembly places investors in the path of Calgary's continued southern expansion. Future residential growth is proposed north of the lands across HIGHWAY 22X, further strengthening the long-term appeal of this irreplaceable location.Outstanding connectivity provides convenient access to HIGHWAY 22X, STONEY TRAIL, MACLEOD TRAIL + 37 STREET SW/96 STREET, while paved road access, nearby utilities + proximity to Calgary amenities support future planning. The prominent location, substantial land base + diverse designations create potential for COUNTRY-RESIDENTIAL DEVELOPMENT, an EXCLUSIVE EQUESTRIAN COMMUNITY, ESTATE HOMES, RECREATIONAL OR GOLF-RELATED DEVELOPMENT, INSTITUTIONAL USES, SPECIALTY SCHOOLS, CHURCHES, EVENT DESTINATIONS, HOTELS, COMMERCIAL PROJECTS + oth...

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