

\$1,150,000 - 274 Avenue W, Rural Foothills County

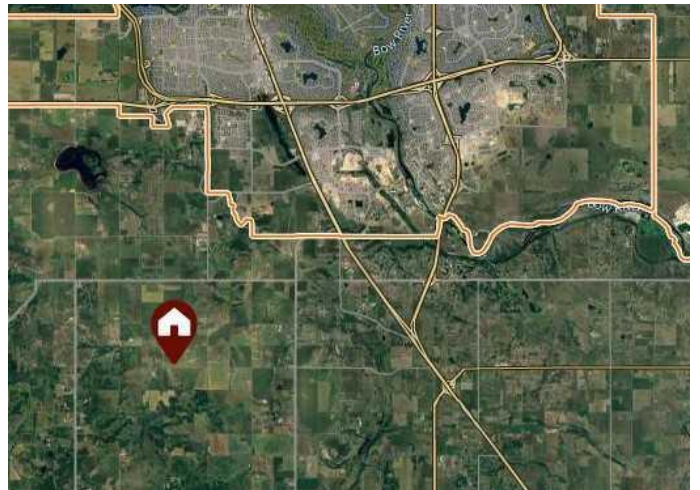
MLS® #A2123103

\$1,150,000

0 Bedroom, 0.00 Bathroom,
Land on 40.16 Acres

NONE, Rural Foothills County, Alberta

Out of Province Owner has *** Priced *** to
*** Sell *** New life in a new Province --- this is
your buying opportunity ---- 40.16 ACRES ----
of prime cultivated cropland presently in grain
but would make for excellent seeding to
hay/grass for horses and then planting a
shelter belt with a tree lined drive to an
incredible building/homesite. Ridge top setting
with nice slope to the West down to a small
coulee on the SW corner that offers potential
for a 10 acre agricultural sub-division which of
course would be at the discretion and subject
to approval with the MD of Foothills.
Gorgeous, panorama views of valley,foothills
and mountain peaks to the West plus the top
of Downtown Calgary to the north. Prime
corner lot (274 ave south and 80th st west) 4
minutes to Sirocco Golf Club,Rocky Mountain
Show Jumping Stables, Spruce Meadows and
Silverado. Exceptional size and value offered
in such a desired location & setting soooo
close to South Calgary. Thanks for viewing
and call nowto offer on this wonderful
opportunity to design & build your Country
Estate !



Essential Information

MLS® #	A2123103
Price	\$1,150,000
Sold Price	\$950,000
Bathrooms	0.00

Acres	40.16
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	274 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0S5

Additional Information

Date Listed	April 15th, 2024
Date Sold	June 24th, 2024
Days on Market	70
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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