

\$1,999,999 - 96198 242 Avenue W, Rural Foothills County

MLS® #A2141408

\$1,999,999

0 Bedroom, 0.00 Bathroom,
Land on 144.00 Acres

NONE, Rural Foothills County, Alberta

SPECTACULAR Sought After 144 ACRE parcel of "GRASSLAND" with STUNNING CITY VIEWS and within MINUTES OF CALGARY + OKOTOKS!!! Paved road ACCESS on the South and East side of the Parcel with an approach already in place. This irregular-shaped parcel runs North to south. It has been previously for grazing cattle. If you are looking for an INVESTMENT PARCEL certainly going to grow with the demand for LAND in SOUTHERN ALBERTA then you need to put this "one" on your list??? Potential redevelopment may be possible with the County of Foothills approval as there are subdivisions close by and already 2 smaller parcels have been removed from the Quarter. Excellent schools and Recreational Facilities are in close proximity and located minutes to CALGARY. Power and Natural Gas are both LOCATED in the ditch, and the Site has a 10 GPM Well with PAVED access, VIEWS, and PROXIMITY to the Calgary this DESIRABLE LOCATION is sure to impress even the Savviest Investor, and it's LOCATED "KITTY CORNER to the GRANARY ROAD - FARMERS MARKET". Parcels like these don't come up often and don't last long. We are Priced to "SELL" and located less than 5 Minutes to Calgary. This "ONE" is a No Brainer. Perfect for Grazing Land, Farm it, or pursue Subdivision Approval through M.D. Of Foothills. Lots of options to think about.



review.

Essential Information

MLS® #	A2141408
Price	\$1,999,999
Sold Price	\$1,999,999
Bathrooms	0.00
Acres	144.00
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	96198 242 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4E4

Exterior

Lot Description	Farm, Irregular Lot, Sloped Down
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School Information

District	Foothills School Division No. 38
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Additional Information

Date Listed	June 11th, 2024
Date Sold	July 5th, 2024
Days on Market	21
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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