

# \$3,378,780 - 176 Street W, Rural Foothills County

MLS® #A2167414

**\$3,378,780**

0 Bedroom, 0.00 Bathroom,  
Land on 125.14 Acres

NONE, Rural Foothills County, Alberta

Amazing opportunity to own 125 acres minutes from Calgary, this amazing piece has panoramic views from every direction as well as a stunning mountain view located on a paved road! All located minutes to South end of Calgary!! Also located across from the Sandy Cross Nature Conservatory. This amazing class 1 black soil has still produced a beautiful hay crop even in a drought and this year has produced 6 1300 pound bales per acre!! As an added bonus it has a 10 gpm well already on it. 2 MD approaches are also located on it and make access easy. This beautiful property has many building sites to choose from as well making it the best of all worlds!! Maybe a potential subdivision is in the future!! (Pending MD approval) Call today!!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2167414         |
| Price     | \$3,378,780      |
| Bathrooms | 0.00             |
| Acres     | 125.14           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |              |
|-------------|--------------|
| Address     | 176 Street W |
| Subdivision | NONE         |

|             |                        |
|-------------|------------------------|
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S2P5                 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2024 |
| Days on Market | 198                  |
| Zoning         | A                    |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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