

# \$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	221
Zoning	A

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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