

# \$3,003,360 - 176 Street W, Rural Foothills County

MLS® #A2167414

**\$3,003,360**

0 Bedroom, 0.00 Bathroom,  
Land on 125.14 Acres

NONE, Rural Foothills County, Alberta

PRICE REDUCED!! LOOK AT THIS 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	\$3,003,360
Bathrooms	0.00
Acres	125.14
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	176 Street W
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Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S2P5

### **Additional Information**

Date Listed	September 19th, 2024
Days on Market	304
Zoning	A

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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