# \$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







Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S2P5

#### **Additional Information**

Date Listed September 19th, 2024

Days on Market 409

Zoning A

## **Listing Details**

Listing Office Century 21 Foothills Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.