



## 80 W Street W, Rural Foothills County, Alberta - \$1,400,000



Main Photo

### Property Description

Welcome to a truly exceptional opportunity! This stunning 74-acre parcel is located less than 10 minutes from Calgary, offering the perfect balance of peaceful country living with unbeatable access to all the city's amenities.\*\*\*\*\*Whether you're dreaming of building your forever home, investing for the future, or exploring development potential—this property has it all.\*\*\*Just 5 minutes from Spruce Meadows, Rocky Mountain Show Jumping, and Sirocco Golf Course, this land is perfectly positioned for both lifestyle and convenience. Enjoy rolling hills, a picturesque valley, and a meandering creek fed by a natural spring—all set in a quiet, wind-sheltered location that feels like your own private paradise.\*\*\*There are multiple ideal building sites, each with spectacular views and endless potential. Plus, with the possibility to subdivide (with Foothills County approval), this is a smart investment you won't want to pass up.\*\*\*The future here is wide open—create your dream estate, horse property, or land bank for future growth.\*\*\*Make an offer and make it yours today. Opportunities like this don't come often!\*\*\*Please note: GST is not included in the list price. If applicable and the Buyer is not a GST registrant, GST will be payable to the Seller's lawyer on or



before Completion Day.

**REALTOR Referral**

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*Courtesy Of: Century 21 Foothills Real Estate*