

# \$1,400,000 - 306 Avenue W, Rural Foothills County

---

MLS® #A2221806

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Land on 39.09 Acres

NONE, Rural Foothills County, Alberta

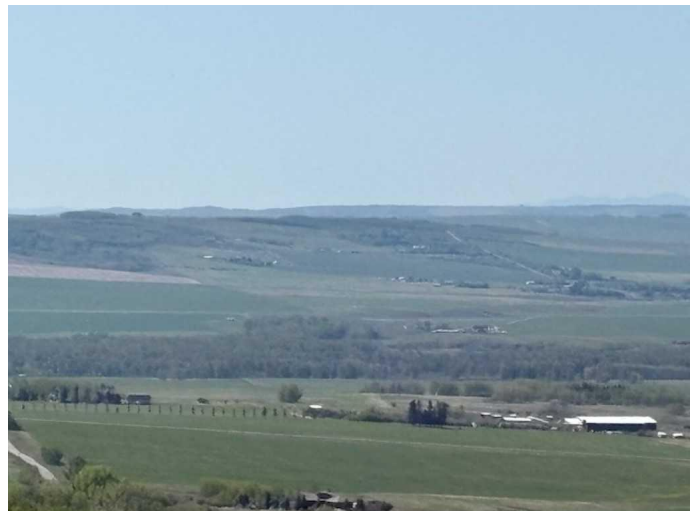
Top of the WORLD!!! WOW ! WOW! WOW!  
Incredibly Spectacular one of a kind VIEW.  
Overlook the ranching country to the Foothills  
right up to the Glorious Rockies. Extremely  
Private but close so close to  
Strathcona-Tweedsmuir School, The Calgary  
Polo Club, The Gun Club, Calgary and  
Okotoks. A Perfect Location. 40 acres at the  
end of the road. An incredible opportunity to  
Live in such a Choice Location. The adjoining  
40 acres is also available, MLS #A2221803,  
80 acres in total if you desire. Check out the  
VIRTUAL TOUR Video and prepare to be  
WOWED by the Incredible Views. Do not enter  
property without permission. Seller invites  
OFFERS!!!!

## Essential Information

MLS® #	A2221806
Price	\$1,400,000
Bathrooms	0.00
Acres	39.09
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	306 Avenue W
Subdivision	NONE
City	Rural Foothills County



County	Foothills County
Province	Alberta
Postal Code	T2S 1A2

## Exterior

Lot Description	Pasture
-----------------	---------

## Additional Information

Date Listed	May 16th, 2025
Days on Market	57
Zoning	A

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.