

# \$1,499,900 - 306 Avenue W, Rural Foothills County

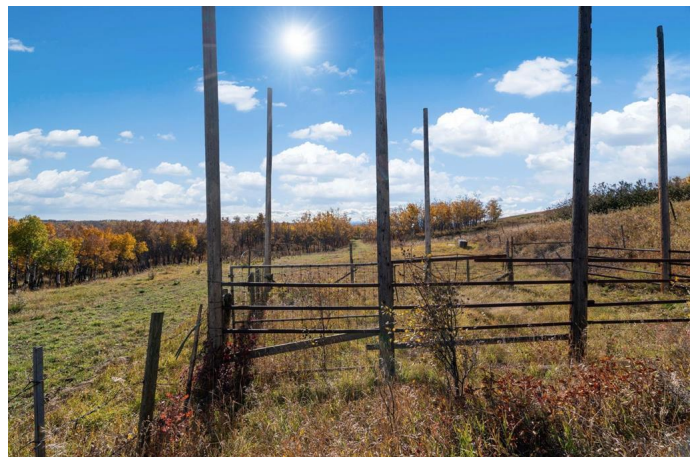
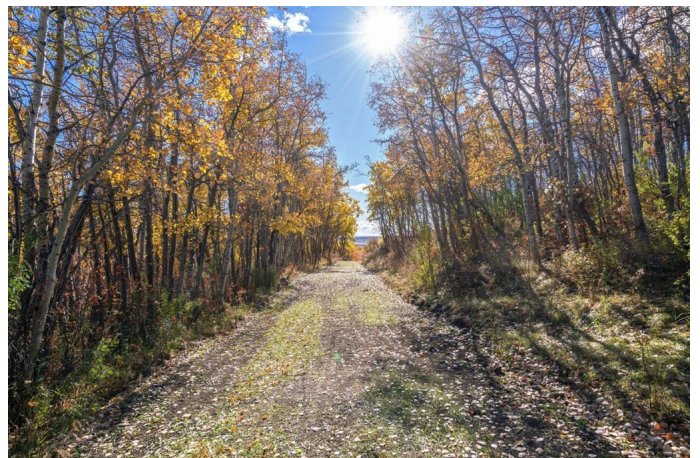
MLS® #A2265338

**\$1,499,900**

0 Bedroom, 0.00 Bathroom,  
Land on 39.09 Acres

NONE, Rural Foothills County, Alberta

Foothills Land Opportunity = Location, Lifestyle and Limitless Potential! Set in one of the most coveted areas of the Foothills, this 39.09-acre parcel offers the perfect blend of location, lifestyle and long-term opportunity. Whether you envision building your dream country estate, developing an equestrian setup, or simply investing in land that continues to appreciate ... this property delivers extraordinary potential. With no services currently on site, the land is a true blank canvas—ready for your custom design and vision. Panoramic mountain and city views surround you, with gently rolling topography offering multiple building sites to capture the best of every sunrise and sunset. Just minutes from Strathcona-Tweedsmuir School, the Calgary Polo Club, Okotoks and only 35 minutes to downtown Calgary = one of the most desirable rural settings in southern Alberta—offering privacy and tranquility without sacrificing convenience! The adjoining 40.53-acre parcel with home, garage and shop is also available, giving buyers the chance to expand their investment to nearly 80 acres of prime foothills property. Parcels of this size and location CLOSE TO CALGARY - are becoming increasingly rare, making this an ideal opportunity for those seeking both value and vision. A remarkable setting, an unbeatable location and endless opportunity—this is where your next chapter begins. Neighbouring property is A2225330



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2265338         |
| Price     | \$1,499,900      |
| 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                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 20                 |
| Zoning         | A                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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