

\$2,100,000 - 32 Street E, Rural Foothills County

MLS® #A2190118

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 32.49 Acres

N/A, Rural Foothills County, Alberta

Location: Situated in the heart of a fast-growing area, with easy access to South Calgary, shopping centers, recreational facilities, golf courses, schools, and hospitals, making it highly desirable for potential buyers. **Features:** The land offers a good mix of hayland and bush, catering to diverse development possibilities. Its natural features could appeal to developers seeking versatile landscapes for residential or mixed-use projects. **Development Potential:** With its size and layout, there is significant potential for subdivision into seven 4-acre parcels. Full access from both the east and west boundaries enhances the appeal and feasibility of the project. **Approval Process:** The accessibility and layout of the land make it conducive to presenting a compelling case to the Foothills Municipal District for approval, streamlining the development process. **Overall,** this property presents an excellent opportunity for developers and investors looking to capitalize on the growing demand for residential or mixed-use developments in the area. For further inquiries or to discuss potential investment opportunities, please feel free to reach out. Thank you (id:6289)



Essential Information

Listing #	A2190118
Price	\$2,100,000

Bathrooms	0.00
Acres	32.49
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	32 Street E
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T0L0X0

Listing Details

Listing Office	First Place Realty
----------------	--------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 5:46pm PDT