

\$2,495,000 - #100 168027 179 Avenue W, Rural Foothills County

MLS® #A2241275

\$2,495,000

2 Bedroom, 2.00 Bathroom, 940 sqft
Agriculture on 80.08 Acres

N/A, Rural Foothills County, Alberta

Over 80 ACRES OF PRIME AGRICULTURAL LAND!! Positioned between the MAJESTIC ROCKY MOUNTAINS and the vibrant CITY OF CALGARY, offers a rare and exceptional opportunity in the heart of FOOTHILLS COUNTY. With approximately 1/4 MILE OF FRONTAGE ONTO HIGHWAY 22X, this expansive property boasts outstanding accessibility and visibility - perfect for FUTURE DEVELOPMENT, HAY PRODUCTION, PASTURE, or EQUESTRIAN ACTIVITIES. This versatile parcel features a mix of cultivated and grazing land, with 20 ACRES currently leased for ALFALFA, generating income, and additional areas leased for livestock grazing. The land is FENCED and CROSS-FENCED with ELECTRIC FENCING, and is serviced by THREE WELLS located near the mobile home, farmhouse, and barn. A POWERED GATE with KEYPAD ENTRY and FIVE REMOTES ensures privacy and secure access. The 44' x 33' barn, while in rough condition, presents excellent potential for restoration or redevelopment. Located just 7 MINUTES to STONEY TRAIL RING ROAD, and offering QUICK ACCESS to PRIDDIS, RED DEER LAKE, LAKES, and the MOUNTAINS, this location is the perfect blend of RURAL SERENITY and URBAN ACCESSIBILITY. Set amidst the ROLLING HILLS AND VALLEYS of the Foothills and



surrounded by FORESTED AREAS, this property also lies within a DARK SKY COUNTY, offering UNFORGETTABLE VIEWS OF THE NIGHT SKY. The cozy FARMHOUSE includes 939 SQ FT of developed living space with 2 bedrooms, 2 bathrooms, a WOOD Burning Fireplace in the living room and a full unfinished basement (an ADDITIONAL 936 sq ft) with one of the bathrooms and a Wood-Burning Fireplace , offering future development possibilities. It is serviced by NATURAL GAS, while the MOBILE HOME on site is powered by PROPANE, creating flexibility for rental or guest accommodations. With SUBDIVISION POTENTIAL subject to COUNTY APPROVAL, this property represents a valuable opportunity for investors, hobby farmers, or those looking to establish a stunning rural estate. Whether you're seeking an income-generating asset, a peaceful retreat, or a long-term investment in Southern Alberta's growth corridor, this one-of-a-kind offering should not be missed. Book your Showing NOW!! (id:6289)

Built in 1954

Essential Information

Listing #	A2241275
Price	\$2,495,000
Bedrooms	2
Bathrooms	2.00
Square Footage	940
Acres	80.08
Year Built	1954
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	#100 168027 179 Avenue W
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Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S2S2

Amenities

Utilities	Electricity, Natural Gas, Telephone
Parking	Gravel

Interior

Appliances	Washer, Refrigerator, Dishwasher, Oven, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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