

**NW;32;22;2;W5M**  
**Rural Foothills County, Alberta**

**MLS # A2267830**



**\$3,895,000**

**Division:** NONE

**Lot Size:** 158.74 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 32-22-2-W5

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** -

WELCOME to a UNIQUE opportunity to own 158.74 ACRES of un-subdivided, PRIME Land just off 176 Street W (Straight NORTH of HIGHWAY 22X - LESS THAN A MILE FROM CALGARY CITY LIMITS!!), brimming with POTENTIAL for development. Parcel A in the cover photo is the parcel listed here. Whether you're looking to develop, conserve, or diversify, this SUBSTANTIAL TRACT offers REMARKABLE FLEXIBILITY to bring your VISION to life!! Diverse terrain for future zoning, utility setups, or land use adjustments. Ideal for Agriculture, Recreation, or long-term APPRECIATION; this Land can adapt to your needs while remaining a VALUABLE ASSET. Just a short drive WEST of CALGARY this property contains SERENE NATURAL BEAUTY w/CONVENIENCE of nearby city access making it an EXCEPTIONAL opportunity for those seeking a VERSATILE development potential in a DESIRABLE location. EASY ACCESSIBLE via PAVED roads leading directly to the property. There are 2 ROBUST water wells, each delivering 10 gallons per minute (GPM), ENSURING a RELIABLE water supply. The GENTLY rolling terrain with SCENIC VIEWS of the nearby MOUNTAINS, adds SIGNIFICANT appeal to any future development plans. ENJOY the PANORAMIC VIEWS creating an ideal setting for RESIDENTIAL, RETREAT SPACES, or even RECREATIONAL uses. It can be PERFECT for future subdivisions or COUNTRY ESTATE potential. With the 2 STRONG waterwells in place, + PAVED road access, the land is PRIMED for various uses, whether Residential, Agricultural, or Eco-Friendly Tourism. This is an unparalleled combination of SOUGHT-AFTER Mountain Views, Proximity to Calgary, + Robust water access, making it a RARE GEM for anyone looking to own a SIGNIFICANT piece of ALBERTA'S PRIME land. The Parcel adjacent to this one is also for sale by the same owner. Don't miss out on the chance to SHAPE this land into your DREAM!!