

#100 168027 179 Avenue W
Rural Foothills County, Alberta

MLS # A2241275



\$2,495,000

Division:	NONE		
Cur. Use:	Agricultural, Pasture		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Gravel Driveway, Unpaved		
Lot Size:	80.08 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum, Other	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Near Town:	Priddis
Basement:	Full, Unfinished	LLD:	20-22-2-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	-		

Major Use: Alfalfa, Pasture

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!!