

**881401 206 Avenue W  
Rural Foothills County, Alberta**

**MLS # A2194543**



**\$1,195,000**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| <b>Division:</b>  | NONE                                                    |
| <b>Lot Size:</b>  | 7.95 Acres                                              |
| <b>Lot Feat:</b>  | -                                                       |
| <b>By Town:</b>   | Calgary                                                 |
| <b>LLD:</b>       | 18-22-1-W5                                              |
| <b>Zoning:</b>    | CRA                                                     |
| <b>Water:</b>     | Well                                                    |
| <b>Sewer:</b>     | None                                                    |
| <b>Utilities:</b> | Electricity at Lot Line, Natural Gas at Lot Line, Water |

Here is a BEAUTIFUL 7.95 ACRES of land CLOSE to RED DEER LAKE + just off 37 Street (aka 96 Street) in the STUNNING ROLLING COUNTRYSIDE of the RURAL FOOTHILLS!!! Only MINUTES to Calgary!!! BUILD your DREAM HOME here w/CUL-DE-SAC access on a LARGE PRIVATE lot that is WIDE OPEN + 2 DRILLED WELLS. Outside city living with a BEAUTIFUL view of the mountains while maintaining a stunning city view too! VIEWS ALL AROUND of the GORGEOUS land (over 4000 ACRE RESERVE!!!) w/WILDLIFE GALORE. The main roads are STONEY TRAIL + this PRIME LOT is located a short jaunt from GRANARY ROAD Farmers Market + CONVENIENT PAVED ROAD access. The Building is not included in the sale price. The building needs to be removed by April 1, 2026 as per the MD which is non-negotiable. It can be sold separately if the buyer wants it however it needs to be relocated. Our seller will remove it before possession otherwise. This parcel cannot be subdivided as per Foothills County. This is GREAT VALUE for the \$\$\$ when you consider the POTENTIAL + FANTASTIC LOCATION of this LAND!!! GRAB this AMAZING opportunity w/BOTH HANDS, take a DRIVE OUT because you will be IMPRESSED!!! You can't find many PARCELS this CLOSE to the CITY on a PAVED ROAD!!!