

# \$1,195,000 - 881401 206 Avenue W, Rural Foothills County

MLS® #A2194543

**\$1,195,000**

0 Bedroom, 0.00 Bathroom,  
Land on 7.95 Acres

NONE, Rural Foothills County, Alberta

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!!



## Essential Information

MLS® #	A2194543
Price	\$1,195,000
Bathrooms	0.00
Acres	7.95
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	881401 206 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2X4

## Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Water Available
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## Additional Information

Date Listed	February 14th, 2025
Days on Market	249
Zoning	CRA

## Listing Details

Listing Office	RE/MAX House of Real Estate
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