

881401 206 Avenue W  
Rural Foothills County, Alberta

MLS # A2194543



**\$1,195,000**

**Division:** NONE

**Lot Size:** 7.95 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 18-22-1-W5

**Zoning:** CRA

**Water:** Well

**Sewer:** None

**Utilities:** 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!!