

# \$456,750 - 64226 306 Avenue W, Rural Foothills County

MLS® #A2154624

**\$456,750**

0 Bedroom, 0.00 Bathroom,  
Land on 2.75 Acres

NONE, Rural Foothills County, Alberta

Welcome to this stunning new created (Lot 2) 2.75 +/- acre parcel that offers a truly unique setting to build your dream home. The contour to this land is fantastic with rolling hills and excellent panoramic views. Come see what "œtop of the world" means! This property is a short drive North to Calgary or South to the energetic growing town of Okotoks. Strathcona-Tweedsmuir School and Calgary Polo Club can be seen to the East with Spruce Meadows 15 minutes to the North. You will enjoy the elevated lifestyle provided by this new created parcel. PLEASE NOTE: Street Number TBV once building permit has been approved . Also Lot 3 adjacent is for sale 2.99Acres. GST included in price.

## Essential Information

MLS® #	A2154624
Price	\$456,750
Bathrooms	0.00
Acres	2.75
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	64226 306 Avenue W
Subdivision	NONE
City	Rural Foothills County



County	Foothills County
Province	Alberta
Postal Code	T1S 7A6

### **Additional Information**

Date Listed	August 1st, 2024
Days on Market	320
Zoning	CRES

### **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.