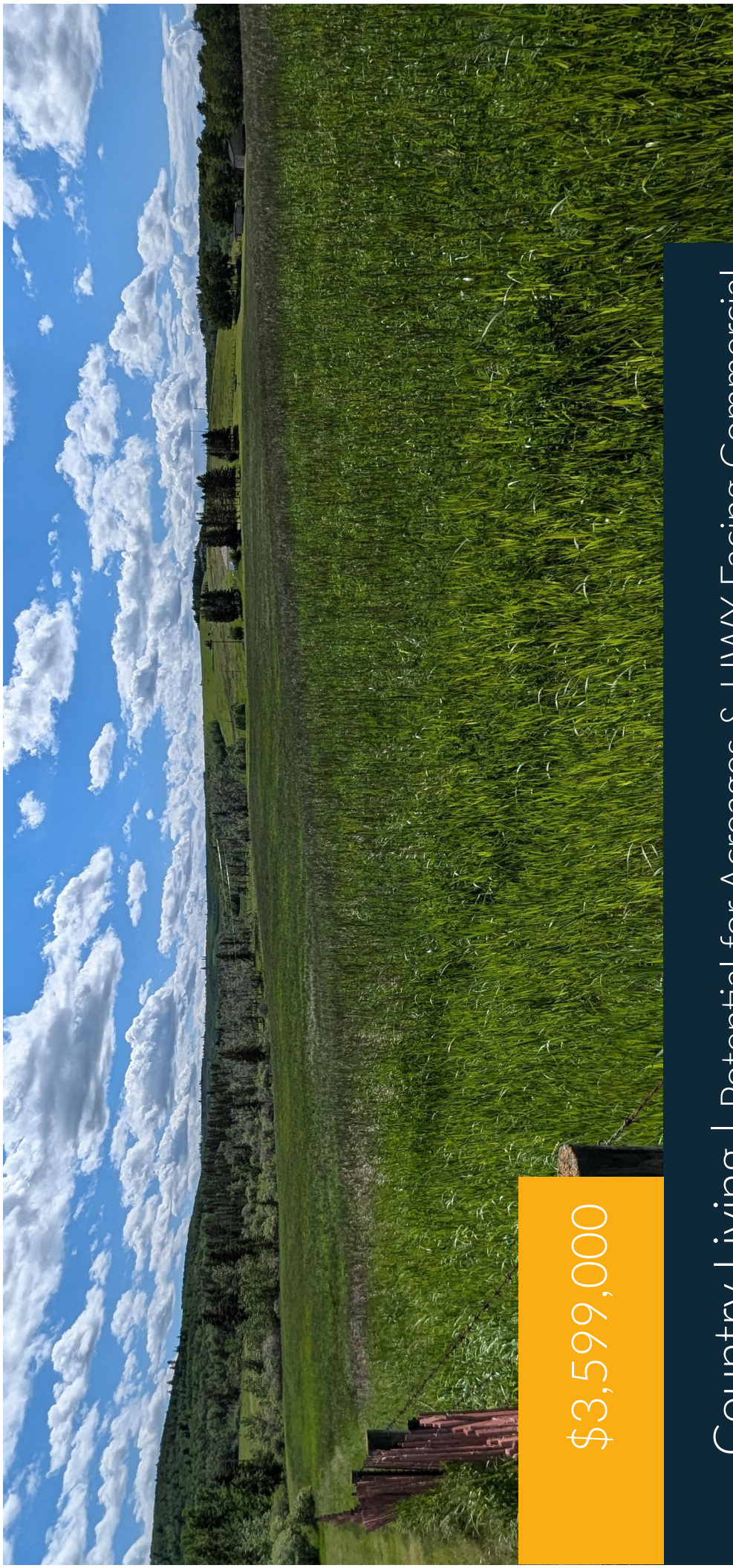




168027 179 Avenue W Foothills, AB | **For Sale**



\$3,599,000

Country Living | Potential for Acreages & HWY Facing Commercial

Greg Christensen, Associate  
403-607-0598 | [greg@cvpartners.ca](mailto:greg@cvpartners.ca)

ClearView Commercial Realty Inc. | 205, 6223 2 Street SE, Calgary, Alberta T5H 1J5  
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## Property Features

### Prime Location

- 10-minute highway access to Stoney Trail Ring Road.
- Quick access to lakes, mountains, and Calgary's expanding southwest.

### Natural Beauty

- Rolling hills, valleys, and a seasonal stream.
- Forested areas, marshlands, and diverse terrain.
- Dark Sky Country with stunning views of the night sky near Rothney Astrophysical Observatory.

*Imagine owning 80 Acres of rolling hills and valleys, perfectly positioned between the majestic Rocky Mountains and the vibrant City of Calgary. This unique property boasts 1/8 of a mile of frontage on the famous Cowboy Trail (Highway 22x), opening the door to potential future commercial development. Surrounded by natural beauty and close to amenities like golfing, parks, and the Rothney Astrophysical Observatory.*



## Development Potential

### Development Potential

- Multiple ideal building sites with varied terrain.
- Two home sites with wells, septic systems, and existing structures (older house, mobile home, outbuilding).

### Abundant Water Resources

- This property sits on a freshwater aquifer, providing a high-quality water supply.

### Versatile Land Use

- Ideal for hay production, pasture, or equestrian activities, with forested areas adding to its charm and privacy.

*This rectangular property's southern side offers a peaceful refuge, perfect for building your dream home or retreat. With its proximity to a large nature conservation park and the charming town of Priddis, you're never far from nature or community. Whether you're looking to develop a private estate, a ranch, or explore commercial possibilities, this land has endless potential.*





# E Half of NW 1/4, S20, T22, R2, W5M | Parcel



Image © 2024, Airbus

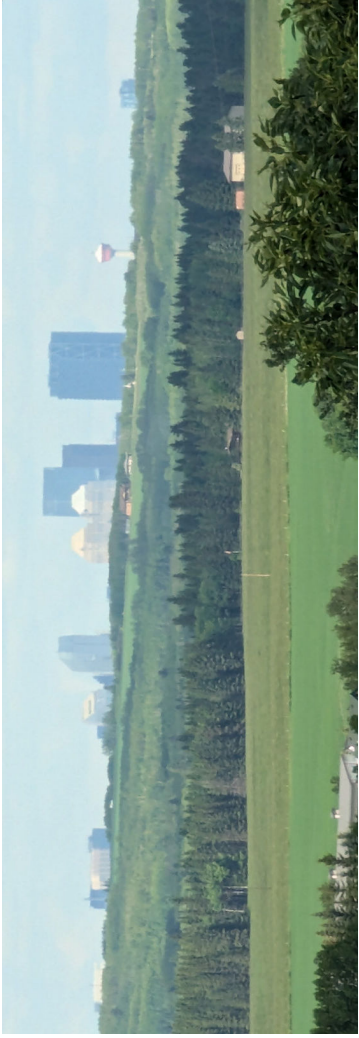


Foothills County Tax:: 2023 \$3,238.94/yr | 2024 \$3,505.15/yr

Price does not include GST. If GST is payable and the buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Date. Permits are required from the County for any development.



# Frontage on South HWY 22X | 80.08 AC



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