



GRASSROOTS
REALTY GROUP

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178140 96 Street W
Rural Foothills County, Alberta

MLS # A2278942



\$15,995,000

Division: NONE

Lot Size: 159.00 Acres

Lot Feat: -

By Town: Calgary

LLD: 19-22-1-W5

Zoning: A

Water: None

Sewer: -

Utilities: -

WELCOME to a ONCE-IN-A-GENERATION LAND DEVELOPMENT OPPORTUNITY offering a combined 355 ± ACRES along Calgary's highly desirable SOUTHWEST GROWTH CORRIDOR!!! This spectacular 159 ± ACRE QUARTER SECTION with MOUNTAIN VIEWS is to be purchased together with the adjoining 196 ± ACRES (A2342199), creating an extraordinary land assembly combining SCALE, LOCATION + LONG-TERM POTENTIAL. The adjoining 196 ± ACRE property includes approximately 78 ± ACRES of COMMERCIAL LAND within the CITY OF CALGARY plus approximately 118 ± ACRES of AGRICULTURAL LAND. Together, the properties span TWO MUNICIPALITIES + MULTIPLE LAND-USE DESIGNATIONS&mdashopening the door to an exciting range of possibilities for visionary developers, investors + organizations, subject to municipal approvals, land-use redesignation + servicing requirements. 355 ± ACRES + 2 MUNICIPALITIES + MULTIPLE LAND-USE DESIGNATIONS = ENDLESS POSSIBILITIES!!! Strategically positioned approximately 500 METRES FROM CALGARY'S SOUTHWEST BOUNDARY, directly south of SPRUCE MEADOWS GREEN + within approximately 1.5 KM of the internationally renowned SPRUCE MEADOWS, this exceptional assembly places investors in the path of Calgary's continued southern expansion. Future residential growth is proposed north of the lands across HIGHWAY 22X, further strengthening the long-term appeal of this irreplaceable location. Outstanding connectivity provides convenient access to HIGHWAY 22X, STONEY TRAIL, MACLEOD TRAIL + 37 STREET SW/96 STREET, while paved road access, nearby utilities + proximity to Calgary amenities support future planning. The prominent location, substantial land base + diverse designations create potential for COUNTRY-RESIDENTIAL DEVELOPMENT, an EXCLUSIVE EQUESTRIAN COMMUNITY, ESTATE HOMES, RECREATIONAL OR GOLF-RELATED DEVELOPMENT, INSTITUTIONAL USES, SPECIALTY SCHOOLS, CHURCHES, EVENT DESTINATIONS, HOTELS, COMMERCIAL PROJECTS + other large-scale concepts, subject to all required approvals. The 159 ± ACRE parcel showcases BREATHTAKING ROCKY MOUNTAIN VIEWS, open meadows, rolling terrain + a NATURAL SPRING. Its remarkable topography creates an inspiring canvas for a landmark development that complements the surrounding Foothills landscape. The lands also carry a meaningful piece of Alberta history. A plaque honouring the McConkey Family legacy, spanning 1924 to 2023, is to remain on its natural site&mdashpreserving their incredible story while welcoming a bold new vision for the land. Large-scale assemblies this close to Calgary are EXCEPTIONALLY RARE&mdashespecially those combining CITY COMMERCIAL LAND, AGRICULTURAL LAND, mountain views, major transportation access + proximity to SPRUCE MEADOWS. See Conceptual Renderings in Supplements for visual development ideas (Illustrative Purposes Only) THIS IS MORE THAN A LAND PURCHASE&mdashit is an opportunity to secure a strategic position in SOUTH CALGARY'S FUTURE, create a LANDMARK DEVELOPMENT + build a legacy across 355 ± REMARKABLE ACRES!!! 355 ± ACRES. ONE EXTRAORDINARY ASSEMBLY. LIMITLESS VISION!!!