



**GRASSROOTS**  
REALTY GROUP

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96 Street W  
Rural Foothills County, Alberta

MLS # A2316170



**\$8,000,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	320.00 Acres
<b>Lot Feat:</b>	Farm, Few Trees, Meadow, Native Plants, Pasture, Rolling Slope, Views
<b>By Town:</b>	Calgary
<b>LLD:</b>	31-21-1-W5
<b>Zoning:</b>	AG
<b>Water:</b>	Well
<b>Sewer:</b>	-
<b>Utilities:</b>	-

An exceptional opportunity to own 320 acres in one of the most desirable growth corridors between Calgary and Okotoks, just west of Spruce Meadows. \*\*\*This remarkable property includes the SW and NW quarters of Section 31, offered on two separate titles to be sold together, and presents an extraordinary combination of rolling topography, spectacular views, natural beauty, and long-term potential.\*\*\* As you travel throughout the land, the landscape rises and falls with dramatic elevation changes that create breathtaking vantage points in every direction. \*\*\*\*From the upper elevations, enjoy stunning mountain views to the west, panoramic views of Calgary to the north, and sweeping prairie vistas stretching endlessly to the east.\*\*\*\* The property features a beautiful mix of open pasture, natural trees, picturesque terrain, and a dugout on each quarter. This half section is full of character and captures a timeless Alberta heritage on a truly special parcel of land.\*\*\*\* Located in a highly sought-after area with easy access to Calgary and Okotoks, this land offers the rare balance of peaceful countryside living and exceptional convenience.\*\*\*\* Whether you are a developer, investor, rancher, or someone dreaming of creating a legacy property, opportunities like this are becoming increasingly rare. This is Alberta land at its finest &mdash; private, scenic, and full of possibility. There is a drilled well on the NW quarter.