

\$1,999,900 - 64243 306 Avenue W, Rural Foothills County

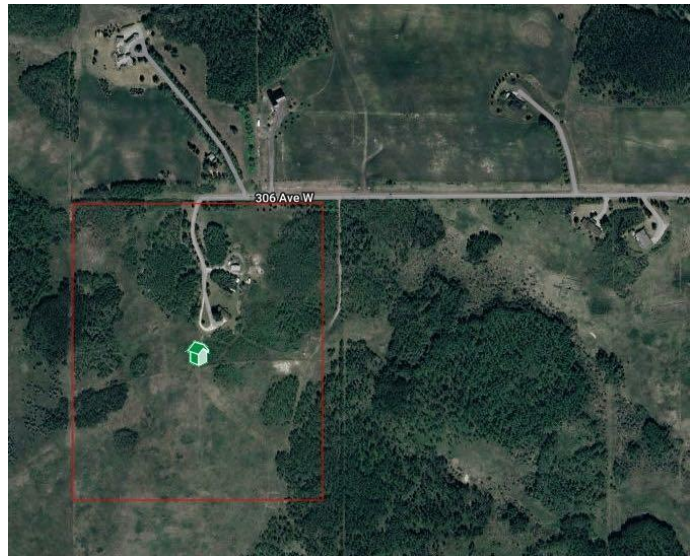
MLS® #A2265330

\$1,999,900

4 Bedroom, 2.00 Bathroom, 1,453 sqft
Residential on 40.53 Acres

NONE, Rural Foothills County, Alberta

Foothills Retreat = Endless Possibilities. Timeless Views. Set against the breathtaking backdrop of sweeping mountain and city vistas, this remarkable Foothills property offers privacy, peace and a vision for your future. Whether you dream of a hobby farm, equestrian estate, or a quiet country retreat ... this land invites endless opportunity and creativity. Here, mornings begin with golden sunrises over the city skyline and evenings end with glowing silhouettes of the Rocky Mountains. It's a place that captures the very essence of Alberta living - spacious, serene and deeply connected to nature. Your experience starts when you drive here - and reach the END of the road! Tree lined driveway. Offering 40.53 acres, with the option to purchase the adjoining 39.09-acre parcel for a combined 79.62 acres, the value here is unmatched. YOUR chance to control WHO lives beside you! With smaller land-only parcels in the area selling for over \$150,000 per acre, this property represents an extraordinary opportunity - especially with the existing home, shop, and infrastructure already in place. Lovingly held by the same owner for over 30 years, this land tells a story of pride and care. Properties of this calibre and setting are rare - a true legacy piece for those who understand the long-term value of land in a growing region. Perfectly situated minutes from Strathcona-Tweedsmuir School, the



Calgary Polo Club, Okotoks and just 35 minutes from downtown Calgary, it offers the perfect balance of rural tranquility and urban convenience. Groceries and services less than 15 mins away. Easy drive. Subdivision potential also exists (subject to MD approval), providing both lifestyle and investment upside. A place to live, grow and dreamâ€”this Foothills Retreat is more than a property; itâ€™s a lifestyle, an investment and a future waiting to be shaped. While older, the house is a functional space to live - while contemplating further development. Land MLS A2265338.

Built in 2010

Essential Information

MLS® #	A2265330
Price	\$1,999,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	40.53
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	64243 306 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), See Remarks, Soaking Tub, Storage, Laminate Counters
Appliances	Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Many Trees, Other, See Remarks, Views, Pasture, Private
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	1
Zoning	A

Listing Details

Listing Office	Royal LePage Benchmark
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