

# \$1,900,000 - 64243 306 Avenue W, Rural Foothills County

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MLS® #A2221803

**\$1,900,000**

4 Bedroom, 2.00 Bathroom, 1,458 sqft  
Residential on 40.53 Acres

NONE, Rural Foothills County, Alberta

Top of the WORLD!!! WOW ! WOW! WOW!  
Incredibly Spectacular one of a kind 360 degree VIEWS of the Foothills & Mountains, plus City, East & South VIEWS. Overlook the ranching country to the Foothills right up to the Glorious Rockies. Extremely Private but close so close to Strathcona-Tweedsmuir School, The Calgary Polo Club, The Gun Club, Calgary and Okotoks. A Perfect Location. 40 acres at the end of the road. Farm style house with attached garage, large Shop/Garage. An incredible opportunity to Live in such a Choice Location. The adjoining 40 acres is also available, MLS #A2084312. 80 acres in total if you desire. Check out the VIRTUAL TOUR Video and Additional Images prepare to be WOWED by the Incredible Views. Do not enter property without permission. SELLER INVITES OFFERS!!!!

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221803    |
| Price          | \$1,900,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,458       |
| Acres          | 40.53       |



|            |                                           |
|------------|-------------------------------------------|
| Year Built | 2010                                      |
| Type       | Residential                               |
| Sub-Type   | Detached                                  |
| Style      | Acreage with Residence, 2 and Half Storey |
| 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      | Natural Gas Paid, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                |
| Parking        | Concrete Driveway, Double Garage Attached, Double Garage Detached                                |
| # of Garages   | 4                                                                                                |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | Gas Stove, Refrigerator  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Pasture         |
| Roof              | Asphalt Shingle |
| Construction      | Metal Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 2              |

Zoning                      A

**Listing Details**

Listing Office              MaxWell Canyon Creek

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