

# \$2,100,000 - 32 Street E, Rural Foothills County

MLS® #A2190118

**\$2,100,000**

0 Bedroom, 0.00 Bathroom,  
Land on 32.49 Acres

NONE, Rural Foothills County, Alberta

**Location:** Situated in the heart of a fast-growing area, with easy access to South Calgary, shopping centers, recreational facilities, golf courses, schools, and hospitals, making it highly desirable for potential buyers.

**Features:** The land offers a good mix of hayland and bush, catering to diverse development possibilities. Its natural features could appeal to developers seeking versatile landscapes for residential or mixed-use projects.

**Development Potential:** With its size and layout, there is significant potential for subdivision into seven 4-acre parcels. Full access from both the east and west boundaries enhances the appeal and feasibility of the project.

**Approval Process:** The accessibility and layout of the land make it conducive to presenting a compelling case to the Foothills Municipal District for approval, streamlining the development process.

Overall, this property presents an excellent opportunity for developers and investors looking to capitalize on the growing demand for residential or mixed-use developments in the area.

For further inquiries or to discuss potential investment opportunities, please feel free to



reach out. Thank you

### Essential Information

MLS® #	A2190118
Price	\$2,100,000
Bathrooms	0.00
Acres	32.49
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	32 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

### Additional Information

Date Listed	January 28th, 2025
Days on Market	194
Zoning	A

### Listing Details

Listing Office	First Place Realty
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