

# \$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

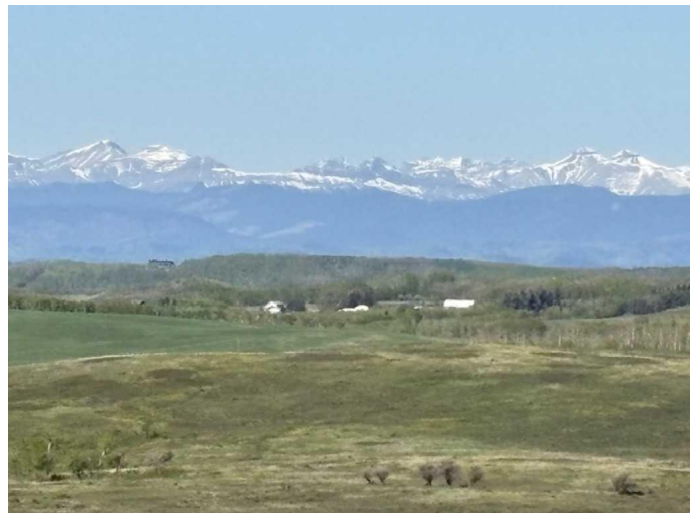
NONE, Rural Foothills County, Alberta

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 #A2221806. 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, Sewer Connected, Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 2                                                                                                |
| Parking        | Double Garage Attached, Concrete Driveway, Double Garage Detached                                |
| # of Garages   | 4                                                                                                |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | Refrigerator, Gas Stove  |
| 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 | 104            |

Zoning                      A

**Listing Details**

Listing Office              MaxWell Canyon Creek

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