

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

---

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	89

Zoning                      A

**Listing Details**

Listing Office              MaxWell Canyon Creek

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.