# \$560,000 - 352245 194 Avenue W, Rural Foothills County

MLS® #A2228252

#### \$560,000

0 Bedroom, 0.00 Bathroom, Land on 4.35 Acres

NONE, Rural Foothills County, Alberta

Excellent opportunity for builders or clients looking to build a custom home in one of the area's most desirable rural communities. This lot has over 4 acres of space and offers a gently sloped site backing onto a small lake, with mature trees providing natural privacy and scenic views. Power, natural gas, and treated piped water are available at the lot line, streamlining the development process.

Located just 10 minutes south of Bragg Creek and 40 minutes to Calgary. Bring your own builder and start planning. If you've been waiting for the right land to come along, this is it!







#### **Essential Information**

MLS® # A2228252 Price \$560,000

Bathrooms 0.00 Acres 4.35 Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 352245 194 Avenue W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T3Z3R3

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 134
Zoning CRA

# **Listing Details**

Listing Office Coldwell Banker Mountain Central

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