

# \$1,999,900 - 64243 306 Avenue W, Rural Foothills County

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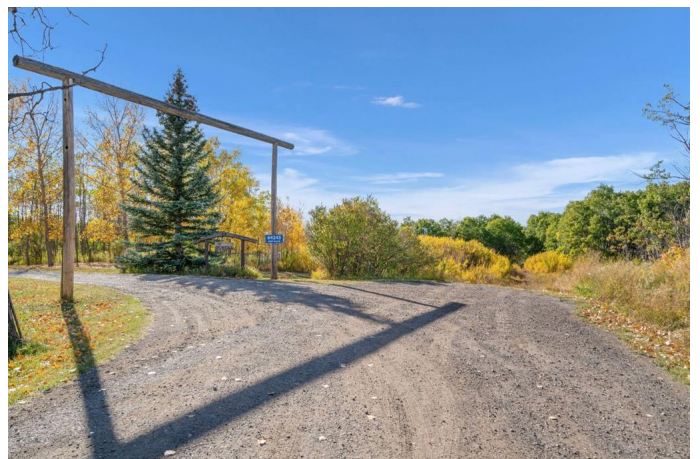
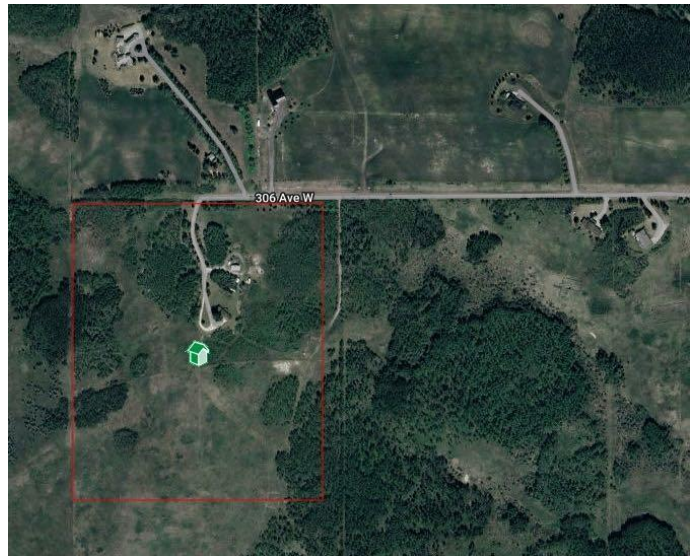
MLS® #A2265330

**\$1,999,900**

4 Bedroom, 2.00 Bathroom, 1,453 sqft  
Residential on 40.53 Acres

NONE, Rural Foothills County, Alberta

Foothills Retreat = Endless Possibilities. Timeless Views. Set against the breathtaking backdrop of sweeping mountain and city vistas, this remarkable Foothills property offers privacy, peace and a vision for your future. Whether you dream of a hobby farm, equestrian estate, or a quiet country retreat ... this land invites endless opportunity and creativity. Here, mornings begin with golden sunrises over the city skyline and evenings end with glowing silhouettes of the Rocky Mountains. It's a place that captures the very essence of Alberta living—spacious, serene and deeply connected to nature. Your experience starts when you drive here - and reach the END of the road! Tree lined driveway. Offering 40.53 acres, with the option to purchase the adjoining 39.09-acre parcel for a combined 79.62 acres, the value here is unmatched. YOUR chance to control WHO lives beside you! With smaller land-only parcels in the area selling for over \$150,000 per acre, this property represents an extraordinary opportunity—especially with the existing home, shop, and infrastructure already in place. Lovingly held by the same owner for over 30 years, this land tells a story of pride and care. Properties of this calibre and setting are rare—a true legacy piece for those who understand the long-term value of land in a growing region. Perfectly situated minutes from Strathcona-Tweedsmuir School, the



Calgary Polo Club, Okotoks and just 35 minutes from downtown Calgary, it offers the perfect balance of rural tranquility and urban convenience. Groceries and services less than 15 mins away. Easy drive. Subdivision potential also exists (subject to MD approval), providing both lifestyle and investment upside. A place to live, grow and dream—this Foothills Retreat is more than a property; it's a lifestyle, an investment and a future waiting to be shaped. While older, the house is a functional space to live - while contemplating further development. Land MLS A2265338.

Built in 2010

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2265330                         |
| Price          | \$1,999,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,453                            |
| Acres          | 40.53                            |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| 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    | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking      | Double Garage Attached                                                         |
| # of Garages | 2                                                                              |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, See Remarks, Soaking Tub, Storage |
| Appliances        | Dryer, Gas Stove, Range Hood, Refrigerator, Washer                   |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Unfinished                                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other                                                   |
| Lot Description   | Many Trees, Other, Private, See Remarks, Views, Pasture |
| Roof              | Asphalt Shingle                                         |
| Construction      | Concrete, Metal Siding                                  |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 8                  |
| Zoning         | A                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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