

# \$579,000 - 352245 194 Avenue W, Rural Foothills County

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MLS® #A2228252

**\$579,000**

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	\$579,000
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	12
Zoning	CRA

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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