



THE
A-TEAM

**RE/MAX
FIRST**

80053 186 Avenue, Rural Foothills County T0L0X0

MLS®#: **A2140388**

Area: **NONE**

Listing Date: **06/17/24**

List Price: **\$1,600,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Finished Floor Area

DOM

187

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Year Built:

0

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

698,702 sqft

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0731406

Zoning:

CR

Remarks

Pub Rmks:

16.04 ACRES within 2 minutes of Calgary. Experience natural beauty and versatility on this expansive lot. Situated at the edge of a valley, the property offers captivating views of distant mountains across the southwest horizon and includes a grove of trees. The land gently slopes, offering elevated views, while the flat

valley bottom provides development opportunities. An operational well offers a valuable resource for future use which is located just north of a grove of trees. Whether you envision a hillside retreat or a valley estate, this lot is the ideal canvas to bring your vision to life. Enjoy the tranquility of quiet rural living with nearby amenities. Whether you're seeking a peaceful retreat, the chance to develop two lots, or a dream home, this property offers the perfect blend of beauty and potential. Create your own slice of paradise in this breathtaking landscape.

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





