



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

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

91

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Year Built: **0**

Lot Information

Lot Sz Ar:

698,702 sqft

Lot Shape:

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 minutes of the city of Calgary. Discover the great balance of natural beauty and versatility on this expansive 16-acre lot. Situated at the edge of a picturesque valley, this property offers a captivating view of distant mountains that stretch across the south west horizon. A portion of the land gently slopes,

providing an elevated vantage point to admire the stunning scenery, while another portion rests on the flat valley bottom, offering endless possibilities for development. Whether you're envisioning a charming hillside retreat, or a sprawling estate nestled in the valley, this lot provides the ideal canvas to bring your vision to life. Embrace the tranquility of rural living while still enjoying the convenience of nearby amenities and attractions. Whether you're seeking a peaceful retreat, an opportunity to develop 2 lots or a place to build your dream home, this property offers the perfect blend of natural beauty and potential. Seize this opportunity to create your own slice of paradise amidst the breathtaking landscape.

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

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