



THE
A-TEAM

**RE/MAX
FIRST**

80053 186 Avenue, Rural Foothills County T0L0X0

MLS®#: **A2140388**

Area: **NONE**

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

List Price: **\$1,550,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 27-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Rural Foothills County**

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

219
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 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





