

**16191 HAMILTON HEIGHTS #LOT 1, Rural Foothills County T1S4Y1**

MLS® #: **A2155219**      Area:      Listing Date: **08/08/24**      List Price: **\$475,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      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

**166**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Year Built: **0**  
Lot Information

Lot Sz Ar: **109,335 sqft**  
 Lot Shape:

Parking

Ttl Park: **0**  
 Garage Sz:

Access: **Direct Access**  
 Lot Feat: **Cul-De-Sac, Meadow, Native Plants, Pie Shaped Lot, Sloped Down**  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      **Well**  
                     Fnd/Bsmt:

Kitchen Appl:  
 Int Feat:  
 Utilities:      **Electricity at Lot Line, Natural Gas at Lot Line**

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:      Zoning:  
**Fee Simple**      **CRA**  
 Legal Desc:      **1711526**

Remarks

Pub Rmks:      **Discover the perfect canvas for your dream home in the exceptional new community of Hamilton Heights. This stunning 2.5-acre lot offers breathtaking southwest-facing mountain views and is just minutes from the edge of Calgary. This property features a fully fenced and gated lot for privacy and security. Imagine building and designing your new home in this serene and picturesque setting. The gently sloping terrain is perfect for building a variety of home styles, offering flexibility**

