



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2155219**      Area:      Listing **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

**105**  
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	Level	Dimensions
			Legal/Tax/Financial		

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**

**and creativity in your design. Buyers may use their own custom home builder or talk to Trico Homes who built the beautiful show home on lot 18. With paved streets, natural municipal reserves and a water well on property you are all set to take the next step in country living. Enjoy the tranquility and beauty of the mountains while being conveniently close to the amenities and attractions of Calgary. Don't miss this rare opportunity to own a piece of paradise in Hamilton Heights. Contact us today for more information. Price includes GST.**

Inclusions:

**N/A**

Property Listed By:

**TREC The Real Estate Company**

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