

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				DOM	
	Prop Type:	Land			166	
	Sub Type:	Residential Land			<u>Layout</u>	
	City/Town:	Rural Foothills	Finished Floor Area		Beds:	0
		County	Abv Sqft:	0	Baths:	0.0 (0 0)
	Year Built:	0	Low Sqft:		Style:	
	Lot Information		Ttl Sqft:			
	Lot Sz Ar:	109,335 sqft			D. I.'.	
	Lot Shape:	•			Parking	•
0.0	•				Ttl Park:	0
					Garage Sz:	
	Access:	Direct Access				
	Lot Feat:	Cul-De-Sac,Meadow				
	Park Feat:					

			Utilities and Features						
Roof: Heating: Sewer: Ext Feat:			Construction: Flooring: Water Source: Well Fnd/Bsmt:						
Kitchen Appl:									
Int Feat:	Electricity at Lot Line,Natural Gas at Lot Line								
Utilities:	Electricity at Lot Lin	e,Natural Gas at Lot Line	Room Information						
<u>Room</u>	Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions				
Title:		Zoning:							
Fee Simple		CRA							
Legal Desc:	1711526		Demonster						
			Remarks						
Pub Rmks:	facing mountain vie	ws and is just minutes from th	e edge of Calgary. This property fea	tures a fully fenced and gated	ing 2.5-acre lot offers breathtaking southwest- lot for privacy and security. Imagine building ig 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: 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 MR-3