



THE A-TEAM

RE/MAX FIRST

48148 279 Avenue, Rural Foothills County T1S 4N8

MLS@#: A2174598 Area: Deer Creek Estates Listing Date: 10/24/24 List Price: \$465,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Rural Foothills County
City/Town:
Year Built: 0
Lot Information
Lot Sz Ar: 186,436 sqft
Lot Shape:
Access: Cul-De-Sac,Near Shopping Center
Lot Feat:
Park Feat:

DOM

40
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer: None
Ext Feat:
Construction:
Flooring:
Water Source:
Well
Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities: Electricity at Lot Line,Natural Gas at Lot Line,Water Available

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-header Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 0912887
Zoning: CR

Remarks

Pub Rmks: Realize your acreage living dreams in the serene and scenic Foothills, while still just minutes from the luxury of all of Calgary's amenities! This bare land in Deer

Creek Estates, with preferred cul de sac location, is ready for you to bring your vision to life, with your own custom build and every selection made by YOU! With no obligation or timeline to build, your dream home can come to fruition whenever you'd like. The property is fully fenced, with a drilled well, and natural gas and electrical service to the property line. Approximately 10 minutes' drive to Seton's & Legacy's amenities, including the South Health Campus, YMCA, Cineplex VIP, many shops and restaurants. Also located just a stone's throw to Heritage Heights School (K-9 public) and St. Francis of Assisi Academy (K-9 Catholic). If you're looking for a place to live an acreage lifestyle while maintaining easy access to urban comforts, this is the opportunity you've been waiting for. Build the life you've always dreamed of and live the best of both worlds!

Inclusions:

N/A

Property Listed By:

Greater Property Group

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



