



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48024 295 Avenue #1, De Winton TOL 0X0**

MLS® #: **A2186565**

Area: **NONE**

Listing Date: **01/09/25**

List Price: **\$577,500**

Status: **Pending**

County: **Foothills County**

Change: **+\$28k, 03-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**De Winton**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**93,654 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**84**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

**Accessible to Major Traffic Route,Paved Road**

Lot Feat:

**Backs on to Park/Green Space,Corner Lot,Rectangular Lot,Views**

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

**Private,Well**

Fnd/Bsmt:

**Electricity at Lot Line,Natural Gas at Lot Line,Phone At Lot Line**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title:  
**Fee Simple**  
Legal Desc:

**Plan 061 350**

Zoning:  
**CR-A**

Remarks

Pub Rmks: **This exceptional 2.23-acre lot, located in the brand-new Deer Creek Heights subdivision, offers a rare and captivating setting with panoramic sightlines of both Calgary's skyline and the majestic Rocky Mountains. The property is bordered by charming ranch-style fencing, enhancing its rural charm while providing privacy and a sense of space. The gently sloping terrain creates the perfect foundation for your dream home, with breathtaking views that can be enjoyed from every corner of the lot. Whether you're gazing at the sparkling lights of the city at night or admiring the rugged beauty of the mountains during the day, this lot offers a truly remarkable living experience. Situated in a peaceful, yet accessible location, this property combines the tranquility of country living with the convenience of being just a short drive from Calgary's amenities. Tax has not been assessed on this lot yet.**

Inclusions:  
Property Listed By: **N/A**  
**First Place Realty**

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



