



THE A-TEAM

RE/MAX FIRST

48110 295 Avenue #7, De Winton TOL 0X0

MLS#: A2189248 Area: NONE Listing: 01/21/25 List Price: \$577,500
Status: Active County: Foothills County Change: +\$28k, 03-Feb Association: Fort McMurray



General Information

Prop Type: Land Residential Land
City/Town: De Winton
Year Built: 0
Lot Information: Lot Sz Ar: 95,396 sqft
Access: Accessible to Major Traffic Route, Paved Road Cul-De-Sac, Wedge Shaped Lot, Views

DOM: 72
Layout: Beds: 0 Baths: 0.0 (0 0)
Parking: Ttl Park: 0 Garage Sz:

Utilities and Features

Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities: Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line
Construction: Flooring: Water Source: Private, Well Fnd/Bsmt:

Room Information

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

Title: Fee Simple Legal Desc: 2412369
Zoning: C-RA

Remarks

Pub Rmks: Imagine stepping onto 2.19 acres of pristine rural residential land, where nature's grandeur harmoniously meets modern comforts. This exceptional lot offers

brehtaking views of Calgary, allowing you to witness the dynamic city skyline in the distance. The property is bordered by ranch-style fencing, adding a touch of rustic charm and providing a sense of security and privacy. To the rear of the lot, a dense forest stands as your own private retreat, inviting you to explore and savor the tranquility of the natural world. As you look westward, the majestic Rocky Mountains rise majestically, their rugged peaks a constant reminder of nature's untamed beauty. This land is more than just a piece of property; it's a sanctuary where you can build your dream home, surrounded by the stunning vistas of Calgary's skyline, the serene embrace of the forest, and the awe-inspiring backdrop of the Rockies. It's a place where every day begins and ends with the beauty of nature's artistry. Tax has not yet been assessed for this lot.

Inclusions:

N/A

Property Listed By:

First Place Realty

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