

# \$1,390,000 - 186 Avenue W, Rural Foothills County

MLS® #A2140388

**\$1,390,000**

0 Bedroom, 0.00 Bathroom,  
Land on 16.04 Acres

NONE, Rural Foothills County, Alberta

16.04 ACRES within 2 minutes of Calgary. Experience natural beauty and versatility on this expansive lot. Situated at the edge of a valley, the property offers captivating views of distant mountains across the southwest horizon and includes a grove of trees. The land gently slopes, offering elevated views, while the flat valley bottom provides development opportunities. An operational well offers a valuable resource for future use which is located just north of a grove of trees. Whether you envision a hillside retreat or a valley estate, this lot is the ideal canvas to bring your vision to life. Enjoy the tranquility of quiet rural living with nearby amenities. Whether you're seeking a peaceful retreat, the chance to develop two lots, or a dream home, this property offers the perfect blend of beauty and potential. Create your own slice of paradise in this breathtaking landscape.

## Essential Information

MLS® #	A2140388
Price	\$1,390,000
Bathrooms	0.00
Acres	16.04
Type	Land
Sub-Type	Residential Land
Status	Active



**Community Information**

Address	186 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0X0

**Additional Information**

Date Listed	June 17th, 2024
Days on Market	333
Zoning	CR

**Listing Details**

Listing Office	TREC The Real Estate Company
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