

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

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MLS® #A2229480

**\$1,390,000**

0 Bedroom, 0.00 Bathroom,  
Land on 16.04 Acres

NONE, De Winton, 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® #	A2229480
Price	\$1,390,000
Bathrooms	0.00
Acres	16.04
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

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

## Amenities

Utilities	Electricity Available, Electricity Purchaser to Verify, Natural Gas at Lot Line, Sewer Available
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## School Information

District	Foothills School Division No. 38
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## Additional Information

Date Listed	June 9th, 2025
Days on Market	11
Zoning	CR

## Listing Details

Listing Office	TREC The Real Estate Company
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