

# \$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 | 328             |
| Zoning         | CR              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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