\$540,000 - Lot 17, 16221 Hamilton Heights Mews, Rural Foothills County

MLS® #A2193487

\$540,000

0 Bedroom, 0.00 Bathroom, Land on 2.52 Acres

N/A, Rural Foothills County, Alberta

Discover the perfect canvas for your dream home in the exclusive new community of Hamilton Heights. This exceptional 2.5-acre lot showcases breathtaking southwest-facing mountain views, just minutes from Calgary's edge.

Fully fenced and gated for privacy, this premier lot offers the ideal foundation for your custom estate home. Natural gas and electricity are available at the property line. The gently sloping terrain accommodates diverse architectural styles, allowing you complete creative freedom with the builder of your choice. With paved streets, natural municipal reserves, and a water well on each property, you're perfectly positioned to begin your journey in luxury country living.

Take advantage of this limited opportunity in one of the area's most prestigious new communities. Enjoy the serenity of foothills living while maintaining a convenient 5-minute drive to Calgary.

Contact me for architectural guidelines, available lots, and pricing. Price includes GST. Please note pictures are from Lot 1, not lot 17.







Essential Information

MLS® # A2193487 Price \$540,000

Bathrooms 0.00

Acres 2.52 Type Land

Sub-Type Residential Land

Status Active

Community Information

Address Lot 17, 16221 Hamilton Heights Mews

Subdivision N/A

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S4Y1

Amenities

Amenities None

Utilities Electricity at Lot Line, Natural Gas at Lot Line

Exterior

Lot Description Cul-De-Sac, Meadow, Native Plants, Pie Shaped Lot, Sloped Down

Additional Information

Date Listed February 9th, 2025

Days on Market 95

Zoning CRA

HOA Fees 165

HOA Fees Freq. MON

Listing Details

Listing Office TREC The Real Estate Company

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