



**GRASSROOTS**

REALTY GROUP

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186 Avenue W Rural Foothills Avenue W  
De Winton, Alberta

MLS # A2229480



**\$1,290,000**

**Division:** NONE

**Lot Size:** 16.04 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** -

**Zoning:** CR

**Water:** Well

**Sewer:** None

**Utilities:** Electricity, Electricity Purchaser to Verify, Natural Gas at Lot Line, Sewer

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.