

# \$1,290,000 - 186 Avenue W Rural Foothills Avenue W, De Winton

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MLS® #A2229480

**\$1,290,000**

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     | \$1,290,000      |
| Bathrooms | 0.00             |
| Acres     | 16.04            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |



## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 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 |
|-----------|--------------------------------------------------------------------------------------------------|

## School Information

|          |                                  |
|----------|----------------------------------|
| District | Foothills School Division No. 38 |
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## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 108            |
| Zoning         | CR             |

## Listing Details

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

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