

\$2,495,000 - 96039 198 Avenue W, Rural Foothills County

MLS® #A2243322

\$2,495,000

3 Bedroom, 1.00 Bathroom, 1,169 sqft
Residential on 15.69 Acres

NONE, Rural Foothills County, Alberta

This is a ONCE-IN-A-LIFETIME OPPORTUNITY to secure your very own SLICE OF ALBERTA'S PRAIRIE PARADISE with DIRECT LAKE FRONTAGE on the highly sought-after RED DEER LAKE. Nestled on 15.69 ACRES of gently rolling landscape, this scenic oasis offers BREATHTAKING VIEWS in every direction - MOUNTAINS to the west, CITY SKYLINE to the north, and UNTOUCHED PRAIRIE stretching in between.

A MAJOR VALUE ADD: THE COUNTY HAS PRE-APPROVED THE PROPERTY FOR SUBDIVISION INTO TWO SEPARATE PARCELS and is in the FINAL STAGE of SUBDIVISION, providing outstanding flexibility - build a SECOND home, sell a portion, or retain both for future development. In preparation for this subdivision, there are 3 Wells on the property, with 2 being BRAND-NEW WATER WELLS WERE DRILLED IN 2023, supporting future servicing and long-term investment plans.

Located LESS THAN 1.5 KM FROM THE WEST SIDE 22X / STONEY TRAIL RING ROAD, this property is ideally positioned for both present use and future growth. With the STONEY TRAIL EXPANSION NOW COMPLETE, commute times to DOWNTOWN CALGARY UNDER 30 MINUTES - offering unmatched access to the city while preserving the peace and privacy of COUNTRY LIVING.



Everyday conveniences are within easy reach:
just 7 MINUTES TO STONEY TRAIL, 5
MINUTES TO HIGHWAY 22X, and ONLY 11
MINUTES TO GROCERY STORES, MAJOR
SHOPPING CENTRES, THE LRT STATION,
AND THE SOUTH CALGARY YMCA.

Zoned for COUNTRY RESIDENTIAL use, this
parcel is perfect for HORSE LOVERS or
anyone seeking a MULTI-USE PROPERTY
with ROOM TO GROW. The land includes a
1,168 SQ FT LIVABLE BUNGALOW, a BARN
WITH 8 STALLS, a DOG SHED, and AMPLE
SPACE for agricultural use, hobby farming, or
redevelopment.

This is one of the FEW LAKEFRONT
PROPERTIES CURRENTLY AVAILABLE on
Red Deer Lake, with REDEVELOPMENT
ALREADY UNDERWAY in the surrounding
area - including newly built COUNTRY
RESIDENTIAL ESTATES and emerging
RURAL SUBDIVISIONS. The ADJACENT
PARCEL has already begun its transformation,
further reinforcing the DEVELOPMENT
MOMENTUM in this highly desirable location.
This property offers YEAR-ROUND ACCESS,
significant FUTURE UPSIDE, and the chance
to enjoy a PEACEFUL RURAL LIFESTYLE
without giving up URBAN CONVENIENCE.
Take a look at the Neighbours, you will see the
redevelopment that is POSSIBLE on the
adjacent parcel. Country Residential
Properties with this kind of LOCATION don't
come up often! PREMIUM LAKEFRONT
LAND with BIG SKY VIEWS, NATURAL
BEAUTY, SUBDIVISION POTENTIAL, and
UNBEATABLE LOCATION - ALL JUST
MINUTES FROM CALGARY.

Built in 1939

Essential Information

MLS® #	A2243322
Price	\$2,495,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,169
Acres	15.69
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	96039 198 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2W6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Driveway, Enclosed, Gravel Driveway, None

Interior

Interior Features	See Remarks
Appliances	Dryer, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Garden, Low Maintenance Landscape, Views, Environmental Reserve, Rolling Slope, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	11
Zoning	CR

Listing Details

Listing Office	RE/MAX House of Real Estate
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