



# 0 186 Avenue Rural Foothills County Alberta

\$1,600,000

16.04 ACRES within minutes of the city of Calgary. Discover the great balance of natural beauty and versatility on this expansive 16-acre lot. Situated at the edge of a picturesque valley, this property offers a captivating view of distant mountains that stretch across the south west horizon. A portion of the land gently slopes, providing an elevated vantage point to admire the stunning scenery, while another portion rests on the flat valley bottom, offering endless possibilities for development. Whether you're envisioning a charming hillside retreat, or a sprawling estate nestled in the valley, this lot provides the ideal canvas to bring your vision to life. Embrace the tranquility of rural living while still enjoying the convenience of nearby amenities and attractions. Whether you're seeking a peaceful retreat, an opportunity to develop 2 lots or a place to build your dream home, this property offers the perfect blend of natural beauty and potential. Seize this opportunity to create your own slice of paradise amidst the breathtaking landscape. (id:6769)

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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net