

**96041 198 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2266838**

# \$1,395,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1939 (87 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Gravel Driveway, None		
<b>Lot Size:</b>	8.32 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	13-22-2-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

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 8.32 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. 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 are 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!!!