

# \$515,000 - Lot 1, 16191 Hamilton Heights, Rural Foothills County

MLS® #A2155219

**\$515,000**

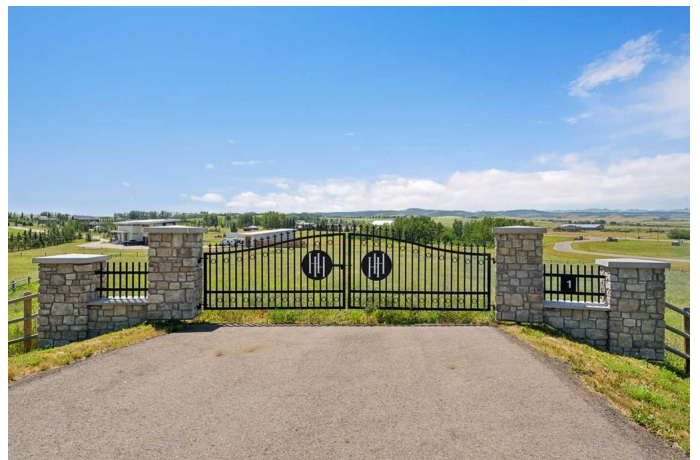
0 Bedroom, 0.00 Bathroom,  
Land on 2.51 Acres

N/A, Rural Foothills County, Alberta

Discover the perfect canvas for your dream home in the exceptional new community of Hamilton Heights. This stunning 2.5-acre lot offers breathtaking southwest-facing mountain views and is just minutes from the edge of Calgary.

This property features a fully fenced and gated lot for privacy and security. Imagine building and designing your new home in this serene and picturesque setting. The gently sloping terrain is perfect for building a variety of home styles, offering flexibility and creativity in your design. Buyers may bring any builder they'd like to the project. With paved streets, natural municipal reserves and a water well on property you are all set to take the next step in country living. Enjoy the tranquility and beauty of the mountains while being conveniently close to the amenities and attractions of Calgary.

Don't miss this rare opportunity to own a piece of paradise in Hamilton Heights. Contact us today for more information. Price includes GST.



## Essential Information

MLS® #	A2155219
Price	\$515,000

Bathrooms	0.00
Acres	2.51
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	Lot 1, 16191 Hamilton Heights
Subdivision	N/A
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S4Y1

### **Amenities**

Amenities	None
Utilities	Electricity at Lot Line, Natural Gas at Lot Line

### **Exterior**

Lot Description	Meadow, Native Plants, Sloped Down, Cul-De-Sac, Pie Shaped Lot
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### **Additional Information**

Date Listed	August 8th, 2024
Days on Market	218
Zoning	CRA
HOA Fees	165
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	TREC The Real Estate Company
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