



GRASSROOTS
REALTY GROUP

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64051 Mikhail Place
Rural Foothills County, Alberta

MLS # A2216331



\$775,000

Division: NONE

Lot Size: 4.12 Acres

Lot Feat: -

By Town: Calgary

LLD: 24-21-29-W4

Zoning: CRA

Water: Well

Sewer: -

Utilities: -

Discover a rare opportunity with this 4.12-acre parcel located south of Calgary in the charming community of Dewinton. This property features two productive water wells, yielding 10 GPM and 5 GPM, ensuring a reliable water source for any future development. Bordered by a 2.38-acre Municipal Reserve, this unique layout effectively offers 6.5 acres for your children to explore and play, providing ample space for outdoor activities. The property comes with architectural restrictions designed to protect your investment and maintain the area's aesthetic appeal. Whether you envision building your dream home or prefer to hold onto the land as real estate values continue to rise, this is an exceptional investment opportunity. Remember, they stopped making land years ago—don't miss your chance to secure this prime piece of real estate!