



GRASSROOTS
REALTY GROUP

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**Lot 16, 16216, 100 Hamilton Heights Mews
Rural Foothills County, Alberta**

MLS # A2229562



\$590,000

Division: Rural Foothills County

Lot Size: 2.50 Acres

Lot Feat: Cul-De-Sac, Gentle Sloping

By Town: Calgary

LLD: 35-21-1-W5

Zoning: CRA

Water: Well

Sewer: None

Utilities: Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

Discover the perfect spot for your dream home in the exclusive new community of Hamilton Heights. This exceptional 2.5-acre lot showcases breathtaking west-facing mountain views, just 5 minutes from Calgary's edge. Fully fenced and gated for privacy, this premier lot offers the ideal foundation for your custom estate home. Natural gas and electricity are available at the property line. The gently sloping terrain accommodates diverse architectural styles, allowing you complete creative freedom. With paved streets, natural municipal reserves, and a water well on each property, you're perfectly positioned to begin planning the house of your dreams - you can bring any builder you'd like to this project. Take advantage of this limited opportunity in one of the area's most prestigious new communities. Enjoy the serenity of foothills living while maintaining a convenient 5-minute drive to Calgary. Contact me for architectural guidelines, available lots, and pricing. Price includes GST. Please note pictures are from Lot 1, not lot 16.