



**GRASSROOTS**  
REALTY GROUP

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96039 198 Avenue W  
Rural Foothills County, Alberta

MLS # A2243322



**\$2,495,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,169 sq.ft.	Age:	1939 (86 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Enclosed, Gravel Driveway, None		
Lot Size:	15.69 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Garden		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	13-22-2-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	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 15.69 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. A MAJOR VALUE ADD: THE COUNTY HAS PRE-APPROVED THE PROPERTY FOR SUBDIVISION INTO TWO SEPARATE PARCELS and is in the FINAL STAGE of SUBDIVISION, providing outstanding flexibility - build a SECOND home, sell a portion, or retain both for future development. In preparation for this subdivision, there are 3 Wells on the property, with 2 being BRAND-NEW WATER WELLS WERE DRILLED IN 2023, supporting future servicing and long-term investment plans. 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 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.