

\$2,495,000 - 96039 198 Avenue W, Rural Foothills County

MLS® #A2243322

\$2,495,000

3 Bedroom, 1.00 Bathroom, 1,169 sqft
Single Family on 15.69 Acres

N/A, Rural Foothills County, Alberta

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. (id:6289)

Built in 1939

Essential Information

Listing #	A2243322
Price	\$2,495,000
Bedrooms	3

Bathrooms	1.00
Square Footage	1,169
Acres	15.69
Year Built	1939
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	96039 198 Avenue W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S2W6

Amenities

Amenities	Golf Course
Utilities	Electricity, Natural Gas, Telephone
Features	Cul-de-sac, Treed, See remarks, Environmental reserve
Parking	Gravel, None
View	View

Interior

Appliances	Washer, Stove, Dryer
Heating	Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Wood siding
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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