

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

MLS® #A2243322

**\$2,495,000**

3 Bedroom, 1.00 Bathroom, 1,169 sqft  
Residential on 15.69 Acres

NONE, 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.

Built in 1939

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2243322    |
| Price  | \$2,495,000 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,169                            |
| Acres          | 15.69                            |
| Year Built     | 1939                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 96039 198 Avenue W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 2W6                |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking   | Driveway, Enclosed, Gravel Driveway, None                     |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Dryer, Stove(s), Washer |
| Heating           | Forced Air              |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Unfinished, Partial     |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                                                                                           |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Garden, Low Maintenance Landscape, Views, Environmental Reserve, Rolling Slope, Treed |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Wood Frame, Wood Siding                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | CR               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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