

# \$540,000 - Lot 17, 16221 Hamilton Heights Mews, Rural Foothills County

MLS® #A2193487

**\$540,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.52 Acres

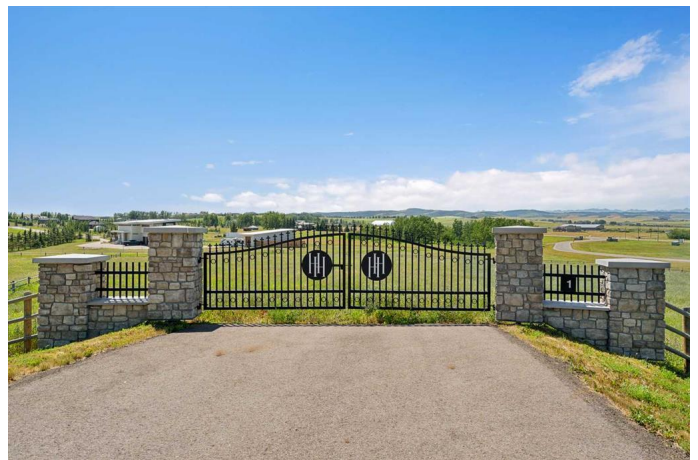
N/A, Rural Foothills County, Alberta

Discover the perfect canvas for your dream home in the exclusive new community of Hamilton Heights. This exceptional 2.5-acre lot showcases breathtaking southwest-facing mountain views, just 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 the builder of your choice. With paved streets, natural municipal reserves, and a water well on each property, you're perfectly positioned to begin your journey in luxury country living.

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 17.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2193487  |
| Price     | \$540,000 |
| Bathrooms | 0.00      |

|          |                  |
|----------|------------------|
| Acres    | 2.52             |
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | Lot 17, 16221 Hamilton Heights Mews |
| Subdivision | N/A                                 |
| City        | Rural Foothills County              |
| County      | Foothills County                    |
| Province    | Alberta                             |
| Postal Code | T1S4Y1                              |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | None                                             |
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line |

### Exterior

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | Cul-De-Sac, Meadow, Native Plants, Pie Shaped Lot, Sloped Down |
|-----------------|----------------------------------------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 9th, 2025 |
| Days on Market | 175                |
| Zoning         | CRA                |
| HOA Fees       | 165                |
| HOA Fees Freq. | MON                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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