$1,395,000 - Lot 4, 96039 198 Avenue W, Rural Foothills County

MLS® #A2267227

$1,395,000
0 Bedroom, 0.00 Bathroom,
Land on 8.41 Acres

NONE, Rural Foothills County, Alberta

This is a ONCE-IN-A-LIFETIME OPPORTUNITY to secure your very own SLICE OF ALBERTAâ€™S PRAIRIE PARADISE with DIRECT LAKE FRONTAGE on the highly sought-after RED DEER LAKE. Nestled on 8.41 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.

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 time 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 2

NEW Wells drilled in 2023.

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.

Essential Information

MLS® #	A2267227
Price	$1,395,000
Bathrooms	0.00
Acres	8.41
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Lot 4, 96039 198 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County

Province	Alberta
Postal Code	T1S 2W6

Additional Information

Date Listed	October 27th, 2025
Days on Market	4
Zoning	CR

Listing Details

Listing Office	RE/MAX House of Real Estate

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