

# \$577,500 - 48071 295 Avenue, De Winton

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MLS® #A2189530

**\$577,500**

0 Bedroom, 0.00 Bathroom,  
Land on 2.28 Acres

NONE, De Winton, Alberta

Welcome to 2.28 acres of pure countryside bliss! This country residential lot is a true gem, surrounded by charming ranch-style fencing that adds a touch of rustic elegance to the landscape.

The property offers unparalleled views, with the stunning Calgary skyline visible on one side and the awe-inspiring Rocky Mountains on the other. Imagine starting your day with a cup of coffee, watching the sunrise over the city, and ending it with a spectacular sunset behind the mountains.

This lot is a blank canvas, perfect for building your dream home where you can enjoy the tranquility of rural living while still being close to the amenities and excitement of the city. Tax has not yet been assessed for this lot.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2189530         |
| Price     | \$577,500        |
| Bathrooms | 0.00             |
| Acres     | 2.28             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|         |                  |
|---------|------------------|
| Address | 48071 295 Avenue |
|---------|------------------|

|             |                  |
|-------------|------------------|
| Subdivision | NONE             |
| City        | De Winton        |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 0X0          |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line |
|-----------|---|

### **Exterior**

|                 |                      |
|-----------------|----------------------|
| Lot Description | Views, Rolling Slope |
|-----------------|----------------------|

### **School Information**

|          |                                  |
|----------|----------------------------------|
| District | Foothills School Division No. 38 |
|----------|----------------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 98                 |
| Zoning         | C-RA               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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