

# \$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

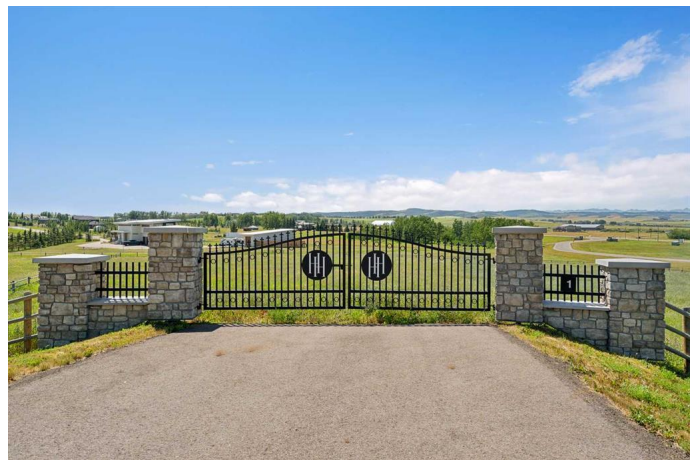
N/A, Rural Foothills County, Alberta

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	105
Zoning	CRA
HOA Fees	165
HOA Fees Freq.	MON

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.