

\$1,395,000 - Lot 3, 96039 198 Avenue W, Rural Foothills County

MLS® #A2266838

\$1,395,000

3 Bedroom, 1.00 Bathroom, 1,169 sqft
Residential on 8.32 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 8.32 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 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® #	A2266838
Price	\$1,395,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,169
Acres	8.32
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status	Active
--------	--------

Community Information

Address	Lot 3, 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	Gravel Driveway, Enclosed, None

Interior

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

Exterior

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

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	CR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.