

\$2,450,000 - 116 Pine Creek Road, Rural Foothills County

MLS® #A1091741

\$2,450,000

4 Bedroom, 3.00 Bathroom, 2,579 sqft
Residential on 17 Acres

NONE, Rural Foothills County, Alberta

Incredible Development Opportunity!! Â 16.68 Acres approved for 12 Estate Lots situated minutes from South Calgary. Â Possibilities are endless with each lot over half of an acre and many featuring walk-out basements onto the creekside or greenspace. Â Engineering and development quotes are in place as well as water and sewage approvals to Heritage Pointe. The original home on the property offers 4 spacious bedrooms, 2.5 bathrooms, large gallery kitchen, extensive patio space and a basement awaiting your finishing touch. Â Set amongst mature trees, rolling hills and scenic views with a creek running through the property...a little TLC and this can be your dream home! Â Don't miss out on this amazing Â business venture!

Built in 1971

Essential Information

| | |
|----------------|-------------|
| MLS® # | A1091741 |
| Price | \$2,450,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,579 |
| Acres | 17.00 |
| Year Built | 1971 |
| Type | Residential |



| | |
|----------|----------------------------------|
| Sub-Type | Detached |
| Style | Acreage with Residence, 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 116 Pine Creek Road |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 0X0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Storage |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Wood Burning |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees |
| Roof | Cedar Shake |
| Construction | Brick, Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2021 |
| Days on Market | 70 |

Zoning

CR

Listing Details

Listing Office

Courtesy Of Joe Badin Of MAXWELL CANYON CREEK

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