

# \$465,000 - 5105 283 Avenue W, Rural Foothills County

MLS® #A2264880

**\$465,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.23 Acres

NONE, Rural Foothills County, Alberta

Escape the city and design the life youâ€™ve always imagined on this spectacular 4.2-acre parcel just minutes south of Calgary. This is a rare opportunity to create a personal sanctuary without compromise. Nestled on a paved, private cul-de-sac, this magnificent pie-shaped lot opens to the west and offers a breathtaking panorama of the Rocky Mountains - the perfect backdrop for your custom-built dream home. The freedom you crave is here; bring your own builder and design on your own timeline, with flexible architectural controls that encourage your unique vision, not restrict it. Significant groundwork is already complete with a drilled water well, full fencing, and electricity and natural gas available at the property line. Enjoy unparalleled peace and privacy with no HOA fees, while remaining just 10 minutes from both south Calgary and the amenities of Okotoks. With proximity to esteemed schools like Strathcona-Tweedsmuir, this is more than just land; it's the lifestyle you've been looking for. Book a private viewing today to walk the property and start envisioning the possibilities.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2264880  |
| Price     | \$465,000 |
| Bathrooms | 0.00      |
| Acres     | 4.23      |



|          |                  |
|----------|------------------|
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 5105 283 Avenue W      |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 3M5                |

### **Amenities**

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

### **Exterior**

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Cul-De-Sac, Level, Pie Shaped Lot, Native Plants |
|-----------------|--------------------------------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 6                  |
| Zoning         | CRA                |

### **Listing Details**

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

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