

Blackstone

For Sale

242 Avenue West | De Winton, Alberta
50 Acre Land Development Opportunity



16 STREET WEST

MACLEOD TRAIL

242 AVENUE WEST

* Disclaimer: This is a rendered image to show a general depiction of the Land. There is an existing driving range presently and shows on subsequent pages.

For more information, please
contact one of our associates.

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***New Communities**

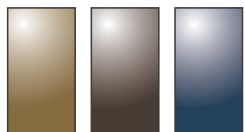
**Downtown
Calgary**



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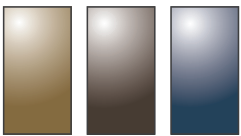
For Sale

12014 242 Avenue West | De Winton, Alberta

50 Acre Land Development Opportunity



Site Size	50 acres (43,560 SF)
Availability	Immediately
Sale Price	\$ 9,000,000.00
Property Taxes	\$27,787.46 (2023)
Zoning	50 acres of land, of which, 16 acres is improved with Oasis Greens Golf Centre
Highlights	The subject property is 50-acres of future development land, located in the "Gateway to Calgary" at the northeast corner of 242 Avenue West and 16 Street West in the MD of Foothills County. The subject is zoned A, Agricultural with a Direct Control provision for the operation of the Oasis Green Golf Centre. The subject property has a square shape, relatively level site, and is serviced by gas, with limited water and sewer services. The Heritage Pointe Subdivision is on the across Highway 2A (Macleod Trail); and the subject is just south of the City of Calgary limits.

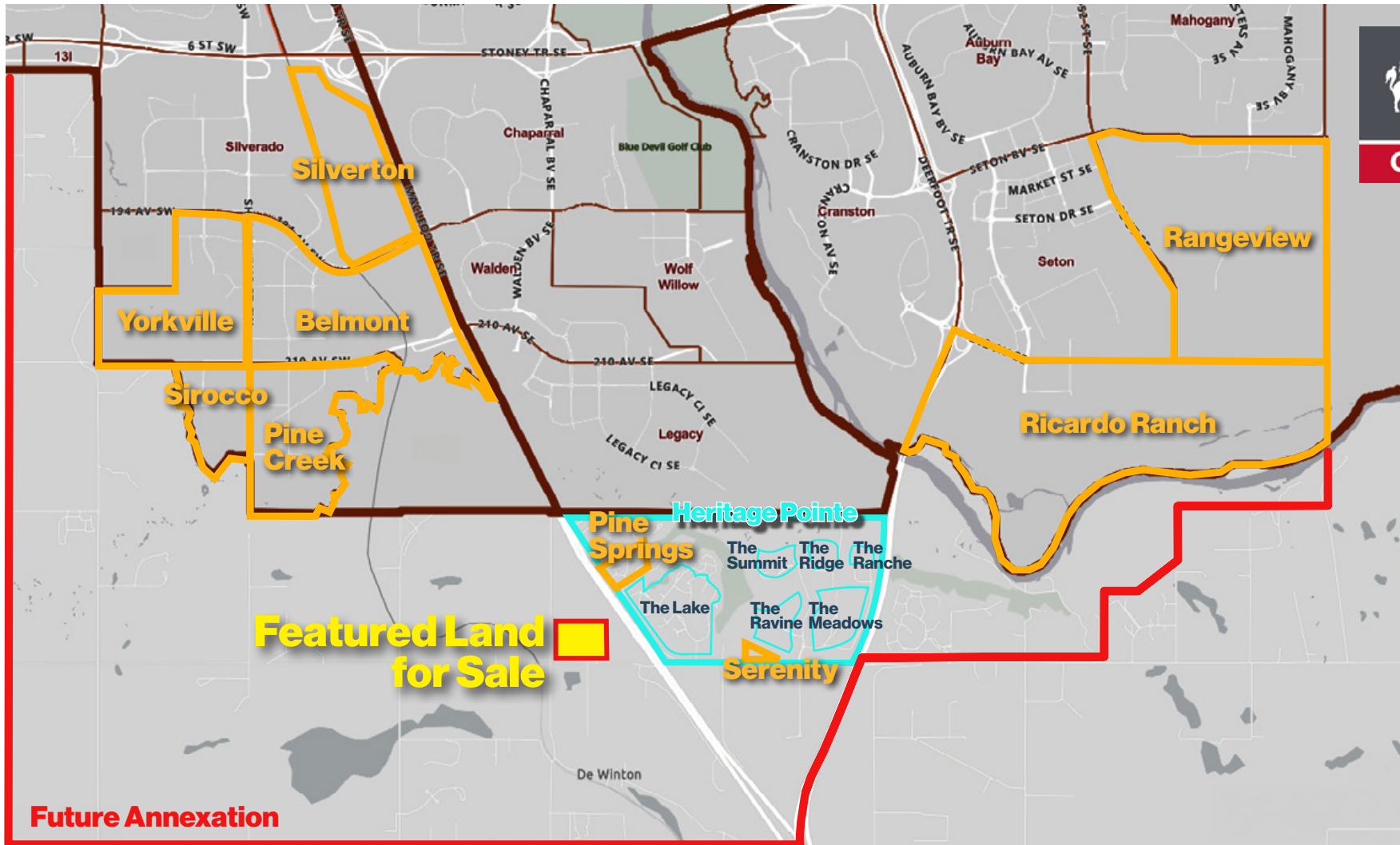


Blackstone

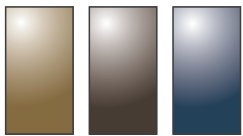
New Communities / Developments

12014 242 Avenue West | De Winton, Alberta

50 Acre Land Development Opportunity



Calgary



Blackstone

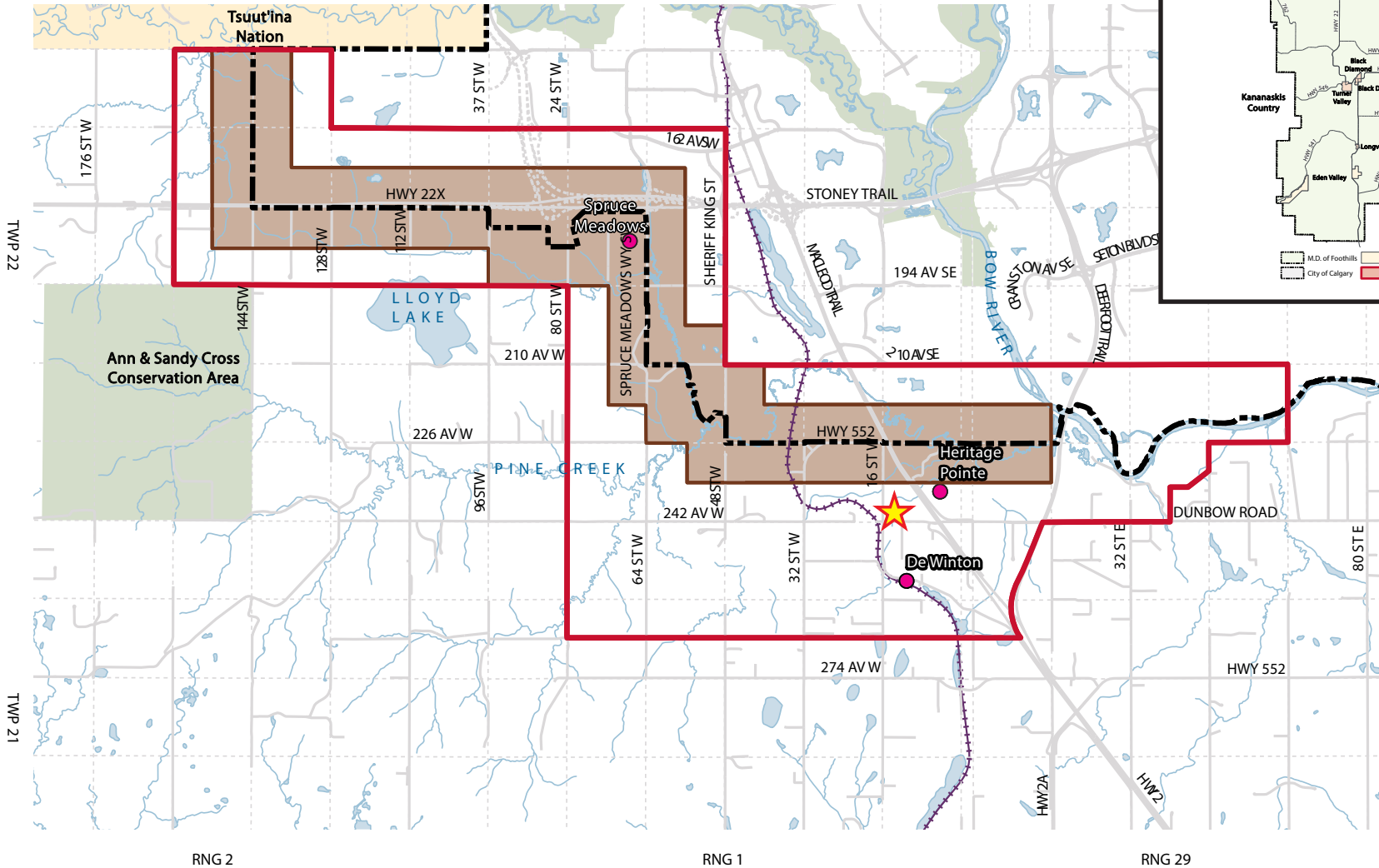
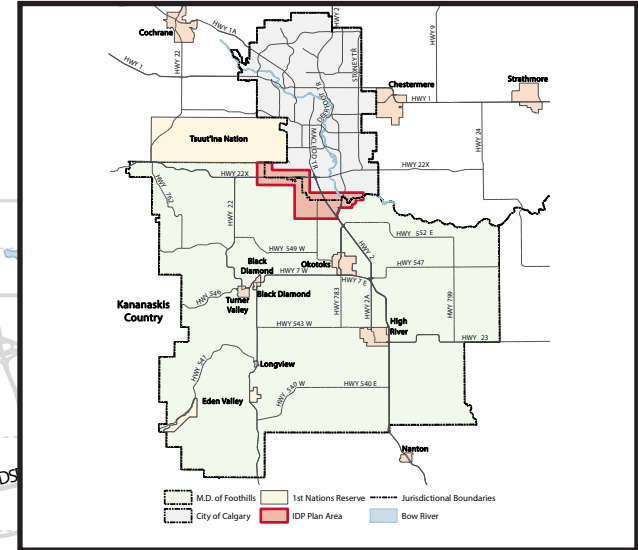
About the Region

12014 242 Avenue West | De Winton, Alberta


50 Acre Land Development Opportunity


Shared Boundary + Future Annexation


An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary



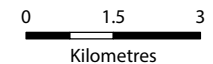
 **Featured Land for Sale**

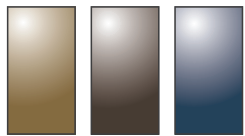
 **City of Calgary City Limits**

 **Interface Area**
Cross boundary land use impact must be considered. Identified impacts should be addressed either through the development process or the determination that certain developments would not be appropriate for the Interface Area, where impacts cannot be mitigated.

 **Intermunicipal Development Plan Area** between the City of Calgary and the Municipal District of Foothills

 **Fish Creek Park & Conservation Area**

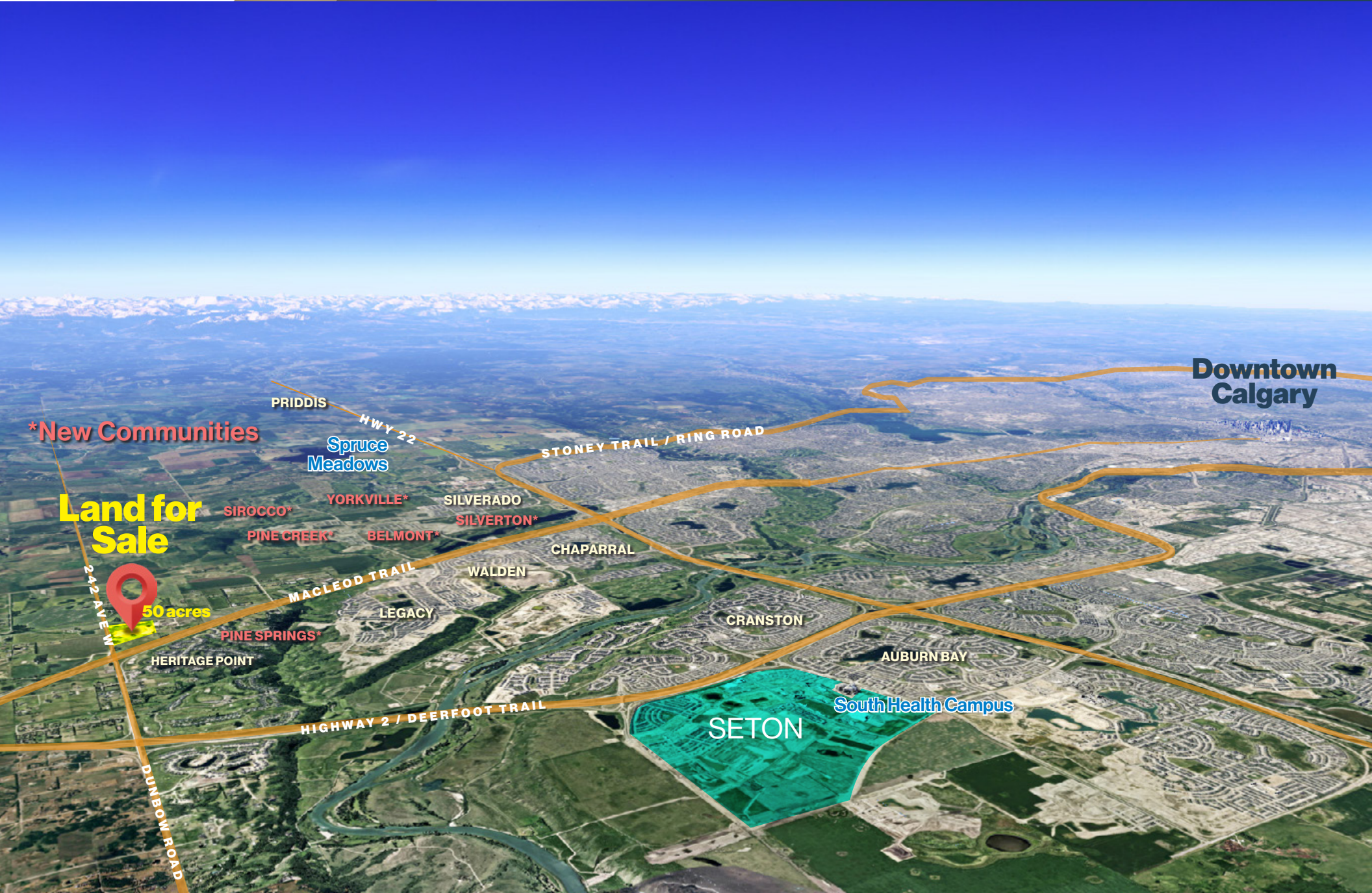




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Location

12014 242 Avenue West | De Winton, Alberta
50 Acre Land Development Opportunity



***New Communities**

Land for Sale



50 acres

242 AVE W

HERITAGE POINT

PINE SPRINGS*

PINE CREEK*

YORKVILLE*

BELMONT*

SILVERADO

SILVERTON*

WALDEN

LEGACY

CHAPARRAL

CRANSTON

AUBURN BAY

South Health Campus

SETON

**Downtown
Calgary**

PRIDDIS

Spruce
Meadows

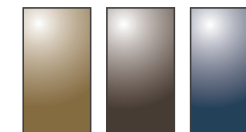
STONEY TRAIL / RING ROAD

HWY 22

MACLEOD TRAIL

HIGHWAY 2 / DEERFOOT TRAIL

DUNBOY ROAD



Blackstone

Thank you for your Interest



BlackstoneCommercial.com

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