

MARKET RENT REPORT

NEIGHBORHOOD: 20169 Dewinton Riding Club Rd, AB

Available: November 1, furnished, 4 Bed + 2 Bath + 5.2 Acres

DATE: October 2020

PROPERTY INFO MAP COMMUNITY ✕



CONTACT LANDLORD

20169 DeWinton Riding Club Rd
 Foothills, AB
[Directions](#) | [Street View](#)



LISTING ID 424861	PETS No cats Dogs negotiable
SMOKING Non-smoking	TENANT PARKING Double garage

↶ **HIDE** ♥ 📄 🖨 🚩

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$4500	\$4500	4 bd	2 ba	2200 ft ²	Furnished	Negotiable	Nov 01, 2020
<i>Utilities Included: Heat Cable Internet Electricity Water</i>								

FULLY FURNISHED 4 BEDROOM IN DEWINTON / 5.2 ACRES / 2200 SQ FT BUNGALOW

[Click Here for a Video Tour](#)

BEST OF BOTH WORLDS! Acreage living just minutes away from the Calgary city limits! On 5.2 acres of an amazing lot, this FULLY FURNISHED Custom 2,200 sq.ft. Built BUNGALOW was built in 2015 by the Owners with pride of ownership, modern exquisite finishings, evident throughout with rare custom counters and stones throughout. This home was meticulously planned out and equipped with solar panels, high soaring 18 feet vaulted ceilings, and big bright windows. Home features 4 large bedrooms and 2 full baths; beautiful yet functional kitchen with open layout to dining and living room that has a wood burning fireplace that has become obsolete in most homes in the city.

Office was designed for privacy yet option to convert to open work stations for those with businesses that need to operate from home due to Covid. Basement offers a flex room with

5.2 acres includes a children's playground, garden area, chicken coup with 4 chickens who each lay an egg a day; property is paved with a driveway leading to the house and fenced along the side and back.

5 minutes from the community of Seton, and less than 10 minutes from Auburn Bay, and the South Campus Hospital. Perfect for families who are used to acreage living but yet need to be close to the City - truly the best balance of urban convenience yet country style living for those who grew up and appreciate acreage living.

Amazing views of Calgary and the rolling foothills. 3 championship golf course just minutes away!

Listed price is based on a minimum one year lease term, shorter terms available at a higher rate.

AVAILABLE NOV 1. Cats and dogs will be considered subject to pet application and pet fee.

PROPERTY FEATURES Dishwasher Oven/Stove Microwave Fridge Laundry - In Suite Window Coverings Hardwood Floors Tile Flooring

ROMANIA LEO
mace@realpropertymgt.ca
www.rpmace.ca 403.816.2308



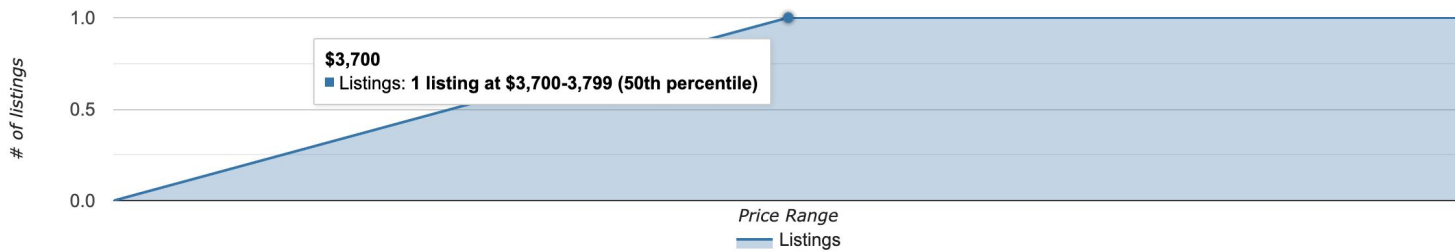
NEIGHBORHOOD: Dewinton

DATE: October 2020

CURRENT MARKET OVERVIEW

# OF RENTALS	MIN PRICE	MAX PRICE	AVG PRICE
2	\$3,650	\$3,900	\$3,775

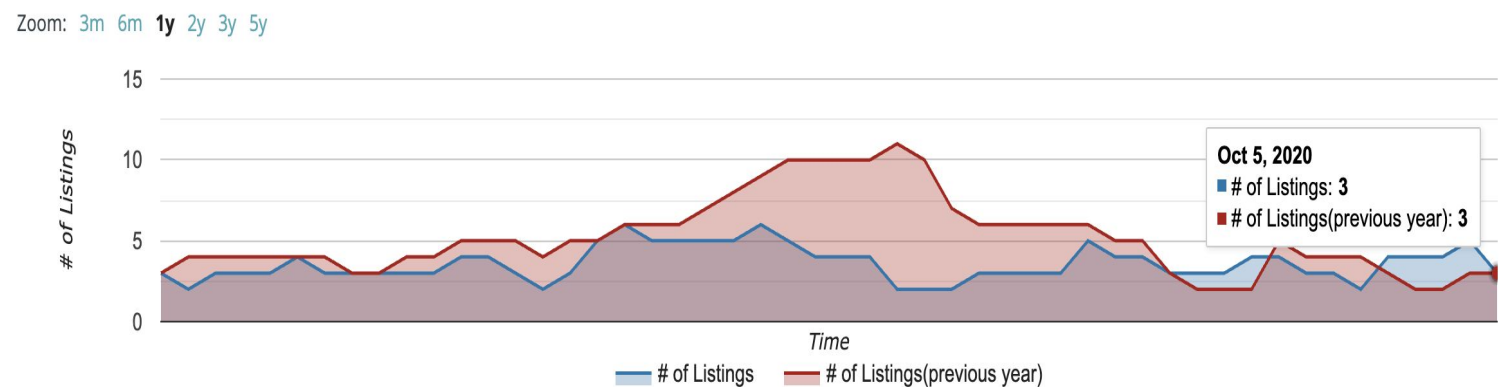
CURRENT LISTINGS PRICE DISTRIBUTION



HISTORICAL AVERAGE PRICE



HISTORICAL NUMBER OF LISTINGS



ROMANIA LEO
romania@realpropertymgt.ca
www.rpmace.ca 403.816.2308



Market Rent Report

NEIGHBORHOOD: Dewinton

DATE: October 2020

Views Report



DAY	VIEWS	EMAILS	CALLS
October 23, 2020	37	0	0
October 22, 2020	150	1	0
October 21, 2020	169	0	0
October 20, 2020	161	0	0
October 19, 2020	172	0	0
October 18, 2020	174	0	0
October 17, 2020	177	0	0
October 16, 2020	111	0	0
October 15, 2020	198	0	0
October 14, 2020	163	0	0
October 13, 2020	169	0	0
October 12, 2020	239	1	0
October 11, 2020	95	0	0
October 10, 2020	149	0	0
October 9, 2020	144	0	0
October 8, 2020	155	0	0
October 7, 2020	160	0	0
October 6, 2020	178	0	0
October 5, 2020	168	0	0
October 4, 2020	206	0	0
October 3, 2020	179	0	0
October 2, 2020	200	0	0
October 1, 2020	208	0	0
September 30, 2020	190	0	0
September 29, 2020	197	0	0
September 28, 2020	226	0	0
September 27, 2020	231	0	0
September 26, 2020	168	0	0
September 25, 2020	151	0	0
September 24, 2020	169	0	0
September 23, 2020	208	0	0

ROMANIA LEO
ace@realpropertymgt.ca
www.rpmace.ca 403.816.2308



Market Rent Report

NEIGHBORHOOD: Dewinton

DATE: October 2020

DATE	LISTING ID	NAME	EMAIL	PHONE
10/22/2020	424861	Bryan Hopkins	bhopkins_21@hotmail.com	5874353165
10/12/2020	424861	Coreys and Josee Coffey	joseecoffey@gmail.com	7805316670
09/17/2020	424861	Tracy nelson	tracy4everyoung@hotmail.com	

Coreys and Josee Coffey on 10/12/2020 10:45AM

Hi, we are a family of 5 (2 adults and 3 girls ages 4,5 and 7). We would love to discuss this property further and have a viewing.

We are currently living in Leduc but have been on the lookout for acreage living in or around Calgary. Your property seems like a good fit.

Looking forward to hearing back from you.

Corey & Josee

