



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**322174 128 Street #200, Rural Foothills County T2J 2T9**

MLS® #: **A2110644**

Area: **NONE**

Listing Date: **03/04/24**

List Price: **\$350,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Rural Foothills**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**126,324 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**76**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1310440**

Zoning:

**CR**

Remarks

Pub Rmks:

**Welcome to your slice of paradise in Rural Foothills County! Nestled amidst the rolling foothills, this 2.9-acre gem offers breathtaking panoramic views of the majestic Rocky Mountains, painting a picturesque backdrop for your dream home or investment venture! With a 98' drilled well (drilled in 2011) producing 10 GPM**

and all utilities already run to the property and awaiting hook-up, you can dive straight into planning your ideal living space without any hassle. Whether you envision a cozy retreat tucked away in nature or a sprawling estate to entertain and impress, this property provides the canvas for your imagination to run wild. One of the most enticing features of this parcel is the absence of a building commitment, granting you the freedom to design and build on your own timeline. No rush, no pressure—just the opportunity to create something truly special. But the perks don't stop there. This prime location offers not only tranquility and natural beauty but also convenience. Just minutes away from Okotoks and Calgary, you'll have easy access to urban amenities while still enjoying the peace and quiet of rural living. And for those with equestrian or educational interests, the proximity to the Calgary Polo Club and Strathcona Tweedsmuir School adds an extra layer of appeal. Don't miss out on this rare opportunity to own a piece of paradise in the Foothills. Whether you're looking to build your forever home, create an investment portfolio, or simply escape the hustle and bustle of city life, this property has it all. Schedule a viewing today and let your dreams take root in this stunning landscape!

Inclusions:

Property Listed By:

Land Only

RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





