



THE
A-TEAM

**RE/MAX
FIRST**

32134 HIGHWAY 7 #300, Rural Foothills County T1S1B2

MLS® #: **A2116120**

Area: **NONE**

Listing Date: **03/19/24**

List Price: **\$990,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Finished Floor Area

County

Abv Sqft:

0

Year Built:

0

Low Sqft:

Ttl Sqft:

Lot Information

Lot Sz Ar:

3,053,120 sqft

Lot Shape:

DOM

60

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Accessible to Major Traffic Route,Paved Road

Lot Feat:

Park Feat:

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:

Zoning:

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Remarks

Pub Rmks:

Welcome to your picturesque slice of Alberta paradise! This remarkable 70-acre property offers a rare combination of breathtaking mountain vistas, abundant land for potential hay production, and proximity to the charming town of Okotoks. Situated in one of the most coveted regions of Alberta, this property presents an

unparalleled opportunity for those seeking tranquility, natural beauty, and agricultural potential. **Scenic Mountain Views:** Embrace the awe-inspiring beauty of the Rocky Mountains from the comfort of your own property. With unobstructed views of the majestic peaks, every sunrise and sunset becomes a spectacle to behold. **Whether you're enjoying your morning coffee or unwinding after a long day, the mountain scenery will never cease to inspire.** **Expansive 70-Acre Parcel:** Spread out and make your dreams a reality on this vast expanse of land. With 70 acres at your disposal, the possibilities are endless. Whether you envision creating a private estate, establishing a working farm, or pursuing recreational activities, there's ample room to bring your vision to life. **Hay Potential:** The fertile soil and favorable climate make this property ideal for hay production. Harness the land's agricultural potential and cultivate your own hay crop. Whether for personal use or commercial purposes, this presents an opportunity to engage in a rewarding agricultural endeavor. **Convenient Location:** Nestled near the vibrant town of Okotoks, this property offers the perfect balance of rural serenity and urban convenience. Enjoy easy access to amenities, services, and recreational opportunities, all while savoring the peaceful ambiance of country living. **Investment Potential:** With its prime location, natural beauty, and agricultural viability, this property represents a sound investment opportunity. Whether you're looking to build your dream home, establish a lucrative agricultural operation, or simply secure a piece of land for future use, this property offers enduring value and potential for growth. Don't miss out on the chance to own a piece of Alberta's enchanting landscape. Whether you're seeking a serene retreat, a productive agricultural venture, or an investment opportunity, this 70-acre parcel near Okotoks offers it all. Contact us today to schedule a viewing and start envisioning the possibilities that await on this remarkable property.

Inclusions:

Property Listed By:

N/A

CIR Realty

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









