



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 Street, Rural Foothills County T1S 3M5**

MLS® #: **A2125070**      Area: **DeWinton Heights**      Listing Date: **04/25/24**      List Price: **\$1,260,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Foothills County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **614,631 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**24**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:      Zoning:  
**Fee Simple**      **CRA**  
 Legal Desc:      **7510979**

Remarks

Pub Rmks: **Are you ready to build your dream home? This amazing 14.11 acre lot is conveniently located 10 minutes south of Calgary and 10 minutes north of Okotoks on the west side of Highway 2. There is so much potential for this gently sloping land: subdivision into 2 lots, or two residences for family to live close by (pending**

approval from the County). There is plenty of water with a 5 igpm recommended pump rate on the well. Lots of privacy being at the end of a PAVED cut-de-sac, with residences already having been built on most of the surrounding lots. A wonderful 14 acre natural area/park just down the street. If this could be your next home, book a showing today!

Inclusions:  
Property Listed By:

none  
CIR Realty

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









