

16 STREET W , Rural Foothills County T0L 1T0

MLS®#: **A2143559** Area: **NONE** Listing Date: **06/24/24** List Price: **\$1,700,000**
 Status: **Active** County: **Foothills County** Change: **-\$300k, 13-Aug** 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: **4,288,917 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
84
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access: **On Major Traffic Route**
 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** Zoning: **A**
 Legal Desc: **0813144**

Remarks

Pub Rmks: **98.46 ACRES OF PRIME land along Hwy 7 & Big Rock Trail will check off all of the boxes for any land or home owner. Offering stunning unobstructed Rocky Mountain views only 3 minutes to Okotoks along with paved access offer up many future possibilities, the maximum density for a 98 acre parcel would be 19 lots so there**

really is great opportunity here. On the other hand, this land is fertile and has been used for cattle grazing over the past years but also offers great hay crops so no matter which way you decide to go, the future is looking optimistic here. The aquifers in the area show water is near and teamed with location, you will not find parcels like this coming on the market for many more years to come. Bring your livestock, your family and come view this parcel today. ***We are also selling a country residential parcel (A2142926) offering a home, barn & 17.93 acres, so be sure to check them both out and see if the package deal works for you and your family.**

Inclusions:

n/a

Property Listed By:

CIR Realty

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