



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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:

Access: **On Major Traffic Route**  
 Lot Feat:  
 Park Feat:

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

DOM

**149**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:      Zoning:  
**Fee Simple**      **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**

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