



THE
A-TEAM

**RE/MAX
FIRST**

354158 48 Street, Rural Foothills County T1S 0R3

MLS® #: **A2167921** Area: **NONE** Listing Date: **09/22/24** List Price: **\$949,995**
 Status: **Active** County: **Foothills County** Change: **-\$50k, 09-Dec** 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: **1,090,306 sqft**
 Lot Shape:
 Access: **Paved Road**
 Lot Feat: **Cleared,Creek/River/Stream/Pond**
 Park Feat:

Finished Floor Area

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

DOM

132
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: **Fee Simple** Zoning: **A**
 Legal Desc: **7510077**

Remarks

Pub Rmks: **Nestled on the outskirts of Okotoks, 354158 48 St E represents a once-in-a-lifetime opportunity for developers and investors. This expansive 25-acre parcel of land is perfectly positioned, offering an array of possibilities in a prime location. As you step onto the property, you'll be captivated by the stunning vistas that stretch across the surrounding countryside and towards the Rocky Mountains. The elevated terrain not only provides breathtaking mountain views but also lends itself to the creation of homes with walkout potential. Imagine residents waking up to the beauty of the outdoors right at their doorstep. The development potential of this property is truly remarkable. You can explore the option of subdividing it into five generous 5+ acre country residential lots, providing space, privacy, and the allure of countryside living. Alternatively, consider crafting a charming country estate residential district with up to 20 spacious 1+ acre lots, each ready to accommodate**

luxurious homes amidst the serene rural landscape. However, this land isn't limited to residential development alone. Its versatility opens the door to numerous other possibilities. Whether you envision commercial ventures, agricultural pursuits, or have a creative vision in mind, this property can accommodate it. Location-wise, it doesn't get much better. Situated on the Okotoks city limits, you'll relish the best of both worlds - the tranquility of rural living combined with easy access to Okotoks' amenities, schools, and services. Plus, you're just a short drive away from Calgary, making commuting and accessing city amenities a breeze. This is an extraordinary opportunity to transform 25 sprawling acres into your vision. Whether you're a seasoned developer seeking your next project or someone with a dream of crafting a private oasis, this property offers endless potential. Seize the moment and make this remarkable land your canvas for future endeavors. To inquire about and explore the full potential of 354158 48 St E, Foothills County, get in touch with us today. Your dream development awaits on this canvas of possibilities!

Inclusions:

Property Listed By:

N/A

Sotheby's International Realty Canada

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



