



THE
A-TEAM

**RE/MAX
FIRST**

338214 PANIMA Close, Rural Foothills County T1S 7A1

MLS® #: **A2169772** Area: **NONE** Listing Date: **09/29/24** List Price: **\$675,000**
 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: **211,266 sqft**
 Lot Shape:
 Access: **Paved Road**
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

53
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: **CRA**
 Legal Desc: **2111171**

Remarks

Pub Rmks: **FANTASTIC LOCATION, 5 minutes West of Okotoks, and 12 minutes to Calgary. Wonderful acreage subdivision featuring professional fencing, and an electric gate at the entrance. Fantastic lot which sides onto a spring run off creek and open farm land on two sides. Loads of room to build your dream home and shop using your own builder. QUIET LOCATION with beautiful high-end homes built on the other lots. Restrictive covenant includes architectural controls to keep the integrity of the subdivision in place. Small environmental area on the West edge of the property with trees. GORGEOUS MOUNTAIN VIEWS. Small 5 lot subdivision. Great well at 10**

Inclusions:
Property Listed By:

gpm. Services at the property line include: gas, power and telus. On a bus route. You are welcome to drive by and walk the property anytime.
none
RE/MAX Complete Realty

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



