



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

**164**  
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>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**      Zoning: **CRA**  
 Legal Desc: **2111171**

Remarks

Pub Rmks: **Discover the perfect blend of tranquility and convenience with this exceptional acreage lot, just 5 minutes west of Okotoks and 12 minutes to Calgary. Nestled in an exclusive 5-lot subdivision, this property offers stunning mountain views and borders open farmland and a seasonal creek, ensuring privacy and picturesque surroundings. Enjoy the benefits of architectural controls that maintain the integrity of this high-end community, featuring beautifully built estate homes. The property is fully fenced, with an electric gated entrance, and includes a small treed environmental reserve on the west side.**

Inclusions:  
Property Listed By:

**none**  
**RE/MAX Complete Realty**

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



