



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 STREET W , Rural Foothills County T0L 1T0**

MLS® #: **A2188404**      Area: **NONE**      Listing Date: **01/17/25**      List Price: **\$1,350,000**  
 Status: **Pending**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Foothills County**

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

DOM

**4**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **4,288,917 sqft**  
 Lot Shape:

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: **None**

Construction:  
 Flooring:  
 Water Source:  
**None**  
 Fnd/Bsmt:

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: **0813144**

Remarks

Pub Rmks:

**Discover Your Dream Property: 98.46 Acres of Prime Land with Stunning Rocky Mountain Views! Looking to expand your portfolio with hay or crop land? Dreaming of building two homes for your family while enjoying breathtaking Rocky Mountain views? This exceptional 98.46-acre property in Foothills County offers you both opportunities and possibilities! Located along Hwy 7 and Big Rock Trail, this parcel of fertile land checks every box for discerning landowners or future homeowners. Zoned to allow two residences on parcels 80 acres and greater, the property is perfectly suited for those envisioning multi-generational living or expanding their agricultural ventures. Prime Features Include: Unmatched Rocky Mountain views - clear, unobstructed, and awe-inspiring. Proximity to Okotoks - just 3 minutes away for all your amenities. Paved access - easy and convenient travel to and from the property. Rich agricultural potential - fertile soil ideal for hay production, crops, or grazing. Livestock-ready - with over 30 years of cattle grazing history, this land is tried and true. With nearby aquifers ensuring access to water, this property is ripe for farming, ranching, or building your dream family estate. Large parcels like this rarely hit the market, so don't miss your chance to secure a valuable investment in the heart of the Foothills. Whether you're planning to farm, ranch, or build, this property offers endless possibilities. Reach out today for more details or to arrange a viewing. Let us help make your vision a reality!**

Inclusions:

**Land ONLY**

Property Listed By:

**CIR Realty**

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



