

**402 Avenue E
Rural Foothills County, Alberta****MLS # A2211835****\$3,190,000**

Division:	NONE
Lot Size:	78.78 Acres
Lot Feat:	Farm, Many Trees, Near Shopping Center, Pasture, Private, Rolling Slopes
By Town:	Okotoks
LLD:	16-20-29-W4
Zoning:	A
Water:	See Remarks
Sewer:	-
Utilities:	-

First time offered ! Here is a 79+- acre parcel that adjacent to Town of Okotoks south border. Yes its Adjacent to and is agricultural land !! This is a sweet gem for someone to hold, build a Spectacular home and live close to convenience, but far enough away for privacy. Not only is this offered but the quarter between Hwy 7 (straight south of Home Depot in Okotoks across HWY 7) is also for sale which borders the north property line of this subject land !! . A ton of opportunity here for a smart developer, or someone who wants to enjoy a very large piece of land minutes from Okotoks!! (.5 mile south!!) Future plans could see the most amazing parcels of land become something very special. This 78.78 parcel that is up for sale is absolutely breath taking!! Check out the mapping and drone photos. A ton of trees and a ton of character... this land is the best kept secret in the county !! Access this land from 402 Ave just south of Okotoks off hwy 783 , go to your east for only 3/4 mile and see land on your left (north) . There are 2 parcels of 78-80 acres beside each other. Subject parcel is to the east. Road allowance adjacent to the land on the east boarder allows access to drive down into a little area to view a portion of this beautiful land. Trees, rolling land, pasture, hayland , views, option to purchase more land . This piece is enhanced by a natural spring, trees, and 55 acres of hay land planted w/ 25% alfalfa, the rest Orchard grass and Brome . So many options for you ! Not only is it bordering Town of Okotoks lands, it is also a chance to own A large piece of Alberta land that has been nurtured , managed and protected for years. This isn't just development land.. this could be your holding property for years to come . Holding property bordering one of the most popular communities that is just south of Calgary !! Okotoks population is around 37,550!! and growing !! Beautiful homes are being constructed by Luxury builders and Okotoks continues to grow. This Town offers a wonderful community with all amenities available !! This land is .5 a mile away from Home Depot, Cosco, Save on Foods, and a whole plaza full of top end stores . Development ideas are endless.. but so is a nice piece of gorgeous property with a dream home constructed with full privacy !! and ONE minute to Okotoks !!! Okotoks is a 10 min drive to Calgary!! Super excited to offer this land for sale, for the opportunity going any which way is incredible !! For the right buyer this property is a gem. See mapping in photo section of listing.