

# \$949,995 - 354158 48 Street E, Rural Foothills County

MLS® #A2167921

**\$949,995**

0 Bedroom, 0.00 Bathroom,  
Land on 25.03 Acres

NONE, Rural Foothills County, Alberta

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!

### Essential Information

MLS® #	A2167921
Price	\$949,995
Bathrooms	0.00
Acres	25.03
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	354158 48 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0R3

### Exterior

Lot Description	Cleared, Creek/River/Stream/Pond
-----------------	----------------------------------

### Additional Information

Date Listed	September 22nd, 2024
Days on Market	208

Zoning                      A

## **Listing Details**

Listing Office              Sotheby's International Realty Canada

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.