



## 0 16 Street W Rural Foothills County Alberta

\$1,999,900

98.46 ACRES OF PRIME land along Hwy 7 & Big Rock Trail will check off all of the boxes for any land or home owner. Offering stunning unobstructed Rocky Mountain views only 3 minutes to Okotoks along with paved access offer up many future possibilities, the maximum density for a 98 acre parcel would be 19 lots so there really is great opportunity here. On the other hand, this land is fertile and has been used for cattle grazing over the past years but also offers great hay crops so no matter which way you decide to go, the future is looking optimistic here. The aquifers in the area show water is near and teamed with location, you will not find parcels like this coming on the market for many more years to come. Bring your livestock, your family and come view this parcel today. \*\*\*We are also selling a country residential parcel (A2142926) offering a home, barn & 17.93 acres, so be sure to check them both out and see if the package deal works for you and your family.\*\* (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.griffinre.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca