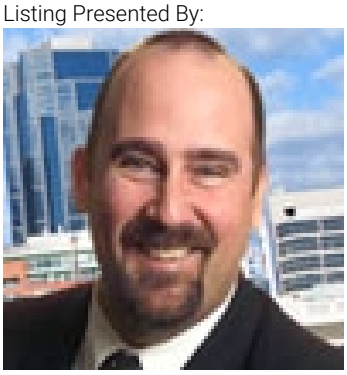


64146 274 Avenue Rural Foothills County Alberta

$850,000

Subdivision has received municipal approval. Land Titles are currently pending registration. This listing represents the proposed 7.62 acre parcel. Completion of sale is structurally subject to and conditional upon the final registration of the subdivision plan and issuance of individual title at Alberta Land Titles. Bring your own builder and design your dream home with no architectural controls or build-time commitments on this 7.62 acre lot. Services at the property line and a fantastic well that produces over 14 gallons per minute of excellent quality water make getting started easy. Located less than ten minutes south of Calgary and fifteen minutes north of Okotoks, this tranquil property is ideally situated to offer residents the quiet of country living without sacrificing the amenities of the city. A short drive through the rolling hills to Calgary brings you to world class amenities such as the South Health Campus, numerous restaurants, movie theatres, banks, brand name and boutique shops, and the Brookfield YMCA - the largest YMCA in the world - which includes world class fitness and aquatic facilities, a childcare centre and a full-scale public library. Head south into the charming city of Okotoks for a small-town feel where you can stroll down historic main street, watch an eight-time WCBL champion Okotoks Dawgs baseball game or enroll your children in the many highly coveted youth sports programs. Boasting spectacular views of the rolling Foothills the Rocky Mountains, this one-of-a-kind acreage offers complete privacy and tranquility while also being perfectly situated to take advantage of local and private schools, equestrian facilities and sporting venues. Spend an afternoon at the Granary Road Market, take in an event at Spruce Meadows, play a round of golf at numerous picturesque courses, enjoy frequent community events at the De Winton Community...

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

https://www.thestarnesgroup.com/

RE/MAX Realty Professionals

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

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