$2,950,000 - 402 Avenue, Rural Foothills County

MLS® #A2251113

$2,950,000
0 Bedroom, 0.00 Bathroom,
Land on 78.78 Acres

NONE, Rural Foothills County, Alberta

First time offered ! Here is a 79+- acre parcel that adjacent to Town of Okotoks south border. Views to live for !!!! Yes its Adjacent to and is agricultural land !! This is a sweet gem for someone to hold, make future plans with the Town of Okotoks. 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 hold tight for the drone footage coming soon. 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, natural spring , 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 . (hay has

been harvested) 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 !! See mapping in photo section of listing. Be prepared to be wowed !!! (Secret info .. You could own the full half section of land which borders Highway 7!!) Think about this.. check it out!! Lifestylers, investors, and developers check it out !! Did I mention Views? Spectac!!!!

Essential Information

MLS® #	A2251113
Price	$2,950,000
Bathrooms	0.00
Acres	78.78
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	402 Avenue
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 2E0

Exterior

Lot Description	Many Trees, Private, Views, Farm, Gentle Sloping, Near Shopping Center, Pasture, Rolling Slope, Secluded

Additional Information

Date Listed	August 22nd, 2025
Days on Market	22
Zoning	A

Listing Details

Listing Office	Century 21 Foothills Real Estate

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