# \$2,900,000 - 354142 48 Avenue E, Rural Foothills County

MLS® #A2219019

## \$2,900,000

5 Bedroom, 4.00 Bathroom, 2,352 sqft Residential on 29.01 Acres

NONE, Rural Foothills County, Alberta

A good opportunity does not come often. An amazing opportunity is even more rare! This once in a lifetime opportunity is truly incredible! 29 acres of land, just on the edge of the fast growing town of Okotoks only a short drive to Calgary. Quiet and serene property, with panoramic views of the magnificent Rocky Mountains to the West! Stunning solar gates as you enter the property tree lined paved driveway and the sellers made sure there is enough room to make sure you are off the main road with a rig while you wait for the gates. Just across the street from the newly developed High-End Luxurious neighbourhood of Green Haven Estates. Easy and quick access to Amenities and Recreation the city has to offer. Only 3 minutes to Okotoks Costco through 370 Ave E.

Currently operating as an Equestrian Boarding that allows up to 40 horses! This is almost unheard of! With private and semi private paddocks, 38 to be exact!! As well as 4 quarantine pens. Inside there is the potential to have 20 indoor stalls as well as 2 tie stalls, hot and cold wash rack, blanket storage, tack locker room and feed room. The property also features 3 riding rings the Heated indoor arena  $80 \hat{a} \in \mathbb{T}^{M} \times 120 \hat{a} \in \mathbb{T}^{M} \times 1200 \hat{a} \in \mathbb$ 







were upgraded to LED.

Can hold as an investment, or develop the property for future Residential or Commercial Use. Could potentially develop into Residential 5 Acre Lots, or 1 Acre lots like in Green Haven Estates. Your vision can come to life, and become reality here!

Built in 1975

#### **Essential Information**

MLS® # A2219019 Price \$2,900,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 2,352 Acres 29.01 Year Built 1975

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 354142 48 Avenue E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S0R3

### **Amenities**

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Storage, Fire Pit

Lot Description Back Yard, Few Trees, Front Yard, Lawn, Many Trees, Views, Pasture,

Seasonal Water

Roof Asphalt Shingle

Construction Stucco, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 7th, 2025

Days on Market 178
Zoning A

# **Listing Details**

Listing Office Century 21 Foothills Real Estate

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