

# \$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 | Gentle Sloping, Many Trees, Private, Views, Farm, Near Shopping Center, Pasture, Rolling Slope, Secluded |
|-----------------|----------------------------------------------------------------------------------------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 48                |
| Zoning         | A                 |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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