



**GRASSROOTS**  
REALTY GROUP

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**322166 17 Street E  
Okotoks, Alberta**

**MLS # A2274903**

**\$1,950,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	11.19 Acres		
<b>Lot Feat:</b>	Level, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	4-21-29-W4
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	ALH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

**\*\* MASSIVE PRICE CORRECTION\*\***This is a rare, high-exposure 11.19-acre development site at the absolute north gateway of Okotoks, (Directly North of Wedderburn) positioned just east of Highway 2A along the paved sub-road at the first set of lights entering town. Elevated topography delivers commanding, unobstructed mountain views&mdash;an increasingly scarce and premium feature&mdash;while mature spruce trees create a private, park-like setting. Offered strictly as land value with the residence included at no cost, this parcel is surrounded by established and expanding infrastructure including schools, commercial uses, golf courses, and residential neighbourhoods, all within walking distance, and supported by a new signalized intersection for safe, efficient access. With visibility, access, views, and growth already in place, this irreplaceable gateway parcel offers immediate and long-term upside for commercial or mixed-use development.