



378052 16 Street W
Okotoks, Alberta

MLS # A2294152



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,157 sq.ft.	Age:	-
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	10.00 Acres		
Lot Feat:	Farm, Pasture, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-20-1-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	ALH
Foundation:	ICF Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

10-acre hobby farm located within the Town of Okotoks town limits, offering a rare combination of agricultural land and proximity to urban amenities. The property features Rocky Mountain views and is situated just minutes from the town centre. Zoned Agricultural Land Holdings (ALH), the parcel is suitable for a hobby farm or small-scale livestock operation and may appeal to buyers seeking long-term land holding potential in a desirable southern Alberta location. The property includes a single-family residence with 4 bedrooms and 3.5 bathrooms. The land consists of approximately 10 acres, including an estimated 8 acres of fenced grazing land. Services include a water well and a recently rebuilt septic field.