



GRASSROOTS
REALTY GROUP

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354096 48 Street E
Okotoks, Alberta

MLS # A2332565



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,032 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	5.00 Acres		
Lot Feat:	Gentle Sloping, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	26-20-29-W4
Exterior:	Stone, Stucco	Zoning:	ALH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: None

OPEN HOUSE SEPT 27 2-4 PMThis rare 5-acre ALH ZONED PARCEL, annexed-into-town parcel at the east entrance of Okotoks offers exceptional visibility as you arrive on 48 Street, with elevated topography and sweeping mountain views—an increasingly scarce premium for future development. Positioned directly east of Drake Landing along the paved roadway, the site is surrounded by established schools, commercial services, golf, and residential neighbourhoods, creating both immediate demand and long-term growth stability. This home has been extensively renovated a reverse-walkout bungalow adds meaningful holding utility, featuring a bright upper level with a spacious primary bedroom and updated 4-piece ensuite, a modern 2-piece powder room, a large living room, quartz counters, stainless steel appliances, low-maintenance LVP flooring, and a generous deck capturing the mountain views. The lower walkout level includes a large family room, two additional bedrooms, a full bathroom, a laundry room, two electric fireplaces, and direct access to a concrete patio framed by a retaining wall—ideal for a family home close to Okotoks. A strategic, high-exposure acquisition offering both short-term functionality and significant long-term upside in one of Okotoks's most active and rapidly expanding corridors. This has incredible value as a present home in OKOTOKS with HUGE potential holding value, Renovated!! In the past the town did state possibility of 3200 sqft shop- Approval would fall on buyers as they model potential outbuilding.