

**354054 48 Street E
Okotoks, Alberta**

MLS # A2112103



\$3,995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,491 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	39.75 Acres		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-20-29-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	ALH
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Once in a lifetime opportunity to purchase 40 Acres of Annex Land on Okotoks Eastern Edge, across the street from Rancher's Rise mixed use district. This property features mature trees, fantastic views, rolling topography and incredible access. On the property is a solid bungalow built in 1979 with many recent updates and pristinely cared for, with a great well & services. Call for your private tour, or for more information. Be sure to watch the video for more.