

104001 275 Avenue E
Rural Foothills County, Alberta

MLS # A2257869



\$899,900

Division:	NONE
Lot Size:	27.40 Acres
Lot Feat:	Backs on to Park/Green Space, Cleared, Farm, Pasture, Private, Rolling
By Town:	Okotoks
LLD:	20-21-28-W4
Zoning:	A
Water:	None
Sewer:	-
Utilities:	-

27.4 acre property with good future development potential, located in Foothills County in the Davisburg area, just 8 kms east of the Highway 2/ Okotoks overpass and connected to Highway # 552 at 104 st E. The land is currently in hay and is undulating throughout with very nice rolling terrain and in terms of stewardship, has been very well managed for several years. Land use in the region is mixed with acreages or agricultural pursuits and in the immediate vicinity to this property, Country Residential with multi lot acreages is a dominant form of development. In terms of Subdivision potential this parcel is ready for development. It is located in the "Central District" of Foothills County, where under their "Growth Management Strategy" policy, future planning involving projects such as "Country Residential" acreage development is expected to likely occur. Further- In terms of lot density, under the Foothills County "Municipal Development Plan 2010", where 1 lot per 5 acres is the current Country Residential development guideline, this property would therefore theoretically be able to be developed fully into at least 5 lots (subject to the normal County application process and Council final approval). Given current area market price trends, this property is attractively priced at \$899K to provide the potential developer sufficient room to easily recover planning and development costs. With this great info you will have a pretty good idea on what versatility this land has. There was also a " Seasonal drainage course " developed on the property for any possible moisture re run off etc. On another aspect of this property would be to enjoy the vast acreage, location and the seclusion to building a beautiful home with Recreational or Hobby farm in mind. Build your improvements on the property to fit in any future plans to develop. The area is gorgeous and close proximity to the Davisburg Hall, the Davisburg Church. Check out the web site for awesome events like the Davisburg Turkey Supper, kick boxing, yoga classes, music, baseball in the summer, and other wonderful events and community functions near by.. Beautiful area so close to Calgary and Okotoks, but live that Country Lifestyle just off the pavement !!