

# \$2,900,000 - 354142 48 Avenue E, Rural Foothills County

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MLS® #A2219019

**\$2,900,000**

5 Bedroom, 4.00 Bathroom, 2,352 sqft  
Residential on 29.01 Acres

NONE, Rural Foothills County, Alberta

A good opportunity does not come often. An amazing opportunity is even more rare! This once in a lifetime opportunity is truly incredible! 29 acres of land, just on the edge of the fast growing town of Okotoks only a short drive to Calgary. Quiet and serene property, with panoramic views of the magnificent Rocky Mountains to the West! Stunning solar gates as you enter the property tree lined paved driveway and the sellers made sure there is enough room to make sure you are off the main road with a rig while you wait for the gates. Just across the street from the newly developed High-End Luxurious neighbourhood of Green Haven Estates. Easy and quick access to Amenities and Recreation the city has to offer. Only 3 minutes to Okotoks Costco through 370 Ave E.

Currently operating as an Equestrian Boarding that allows up to 40 horses! This is almost unheard of! With private and semi private paddocks, 38 to be exact!! As well as 4 quarantine pens. Inside there is the potential to have 20 indoor stalls as well as 2 tie stalls, hot and cold wash rack, blanket storage, tack locker room and feed room. The property also features 3 riding rings the Heated indoor arena 80' x 120' outdoor sand ring 150' x 220' outdoor all weather ring 160' x 80' outdoor dressage ring and round pen 40'. As well as a 2 km trail around the back acreage. The lights in the barn and arena



were upgraded to LED.

Can hold as an investment, or develop the property for future Residential or Commercial Use. Could potentially develop into Residential 5 Acre Lots, or 1 Acre lots like in Green Haven Estates. Your vision can come to life, and become reality here!

Built in 1975

### **Essential Information**

MLS® #	A2219019
Price	\$2,900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,352
Acres	29.01
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	354142 48 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S0R3

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Storage, Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Many Trees, Views, Pasture, Seasonal Water
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	133
Zoning	A

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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