

**354158 48 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2310250**



**\$450,000**

**Division:** NONE

**Lot Size:** 4.01 Acres

**Lot Feat:** -

**By Town:** Okotoks

**LLD:** 26-20-29-W4

**Zoning:** CRA

**Water:** Other

**Sewer:** -

**Utilities:** -

Positioned on the edge of Okotoks and adjacent to Green Haven Estates, these two separately titled parcels &mdash; MLS&reg; A2310252 and MLS&reg; A2310250 &mdash; present a rare opportunity to secure approximately 29 acres in one of the area&rsquo;s most desirable rural settings. The property consists of a 25-acre AG-zoned parcel (MLS&reg; A2310252), currently listed at \$900,000, and an adjoining 4-acre CR-zoned parcel (MLS&reg; A2310250), currently listed at \$450,000, being marketed together to create a unique combined offering with exceptional flexibility and long-term potential. Set amidst rolling countryside with expansive views toward the Rocky Mountains, the land offers an elevated setting with beautiful sightlines, privacy, and a strong connection to the surrounding landscape. The combination of Agricultural and Country Residential zoning opens the door to numerous possibilities, whether for an estate residence, multigenerational living, hobby farming, equestrian use, agricultural pursuits, or future development potential, subject to applicable approvals. The 4-acre Country Residential parcel provides immediate flexibility for residential use, while the adjoining 25-acre AG parcel offers space, privacy, and the opportunity to expand your vision over time. Together, the lands create a unique opportunity for buyers seeking a legacy-style property with both lifestyle appeal and investment upside. Located just minutes from Okotoks&rsquo; shops, schools, restaurants, and amenities, and within easy reach of Calgary, the property offers the tranquility of country living without sacrificing convenience. Opportunities combining this scale, location, dual-title flexibility, and mixed zoning are increasingly rare in the Okotoks area. Whether you envision a private rural retreat, long-term land investment, or future development opportunity, this is a property that offers flexibility, scale, and exceptional potential in a highly sought-after location.