



**378052 16 Street W**  
**Okotoks, Alberta**

**MLS # A2294152**



**\$1,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Farm, Pasture, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** ICF Block

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 24-20-1-W5

**Zoning:** ALH

**Utilities:** -

**Inclusions:** n/a

10-acre hobby farm located within the Town of Okotoks town limits, offering a rare combination of agricultural land and proximity to urban amenities. The property features Rocky Mountain views and is situated just minutes from the town centre. Zoned Agricultural Land Holdings (ALH), the parcel is suitable for a hobby farm or small-scale livestock operation and may appeal to buyers seeking long-term land holding potential in a desirable southern Alberta location. The property includes a single-family residence with 4 bedrooms and 3.5 bathrooms. The land consists of approximately 10 acres, including an estimated 8 acres of fenced grazing land. Services include a water well and a recently rebuilt septic field.