



**139 Northgate Drive
Okotoks, Alberta**

MLS # A2124233



\$3,988,800

Division:	North Gateway		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,003 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	17.84 Acres		
Lot Feat:	Level, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	ALH
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Jetted Tub		

Inclusions: Hot Tub

INVESTMENT OPPORTUNITY - 17.8 ACRES OF PRIME DEVELOPMENTAL LAND WITHIN OKOTOKS BOUNDARY! The Area Structure Plan is approved for future business park for commercial/light industrial application - this combined with its location right by the Okotoks GM and Honda dealership make this a good investment - the city of Okotoks is growing and large parcels of land such as this make for a GREAT investment for future development. In addition to this, there is an existing bungalow (total living space: 3700+ sqft) on the parcel featuring 3 Bedrooms, 3.5 Bathrooms, Dual attached garage, HOT TUB and COVERED PATIO - PERFECT FOR BUYING & HOLDING! There is potential with this parcel especially for the seasoned investors/developers!