

\$899,900 - 104001 275 Avenue E, Rural Foothills County

MLS® #A2257869

\$899,900

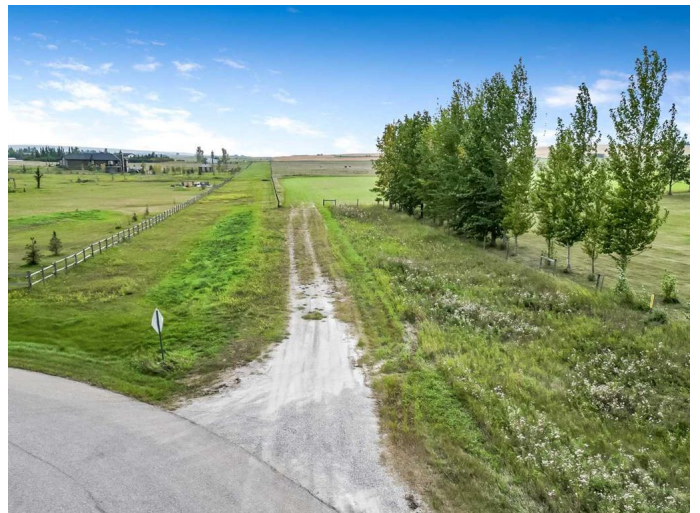
0 Bedroom, 0.00 Bathroom,
Land on 27.40 Acres

NONE, Rural Foothills County, Alberta

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 !!

Essential Information

MLS® #	A2257869
Price	\$899,900
Bathrooms	0.00
Acres	27.40
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	104001 275 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Exterior

Lot Description	Backs on to Park/Green Space, Farm, Pasture, Private, Rolling Slope, Views, Cleared
-----------------	---

Additional Information

Date Listed	September 17th, 2025
Days on Market	50
Zoning	A

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.