

**139 Northgate Drive  
 Okotoks, Alberta**

**MLS # A2124233**



**\$3,988,800**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	ALH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!