

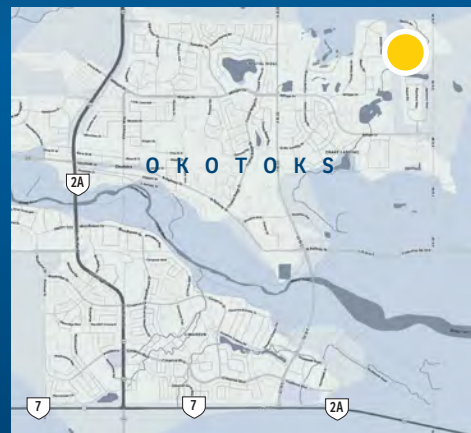
**FINAL PHASE
IN THIS
DEVELOPMENT**

RESIDENTIAL DEVELOPMENT LAND FOR SALE

**Ranchers' Rise at Okotoks Air Ranch
Phase 15**

Okotoks, AB

11.1 acres



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Ranchers' Rise combines mountain views, endless prairie skies, and a welcoming small-town feel – all just minutes from Calgary.



Scenic pathways, wetlands, parks, and playgrounds, surrounded by nature and elegant homes built to the highest standards.



PROPERTY INFORMATION

ADDRESS:
Phase 15 – Okotoks Air Ranch

LEGAL ADDRESS:
Plan 110204, Block 1

LAND AREA:
11.1 acres (483,516 sq. ft.)

ZONING:
TN (Traditional Neighborhood)
Under the current Land use bylaws, TN (Traditional Neighborhood) zoning, single detached dwelling units are a permitted use.

The zoning allows for 4 units (4plex) on a parcel with a lane, and 2 units (duplex) per parcel where there are no lanes.

DENSITY:
Under the Northeast Okotoks Area Structure Plan the limit of 4 units per gross developable acre would equate to approximately 45 units allowed on the parcel. An increase in this density would require discussions with Town Planning.

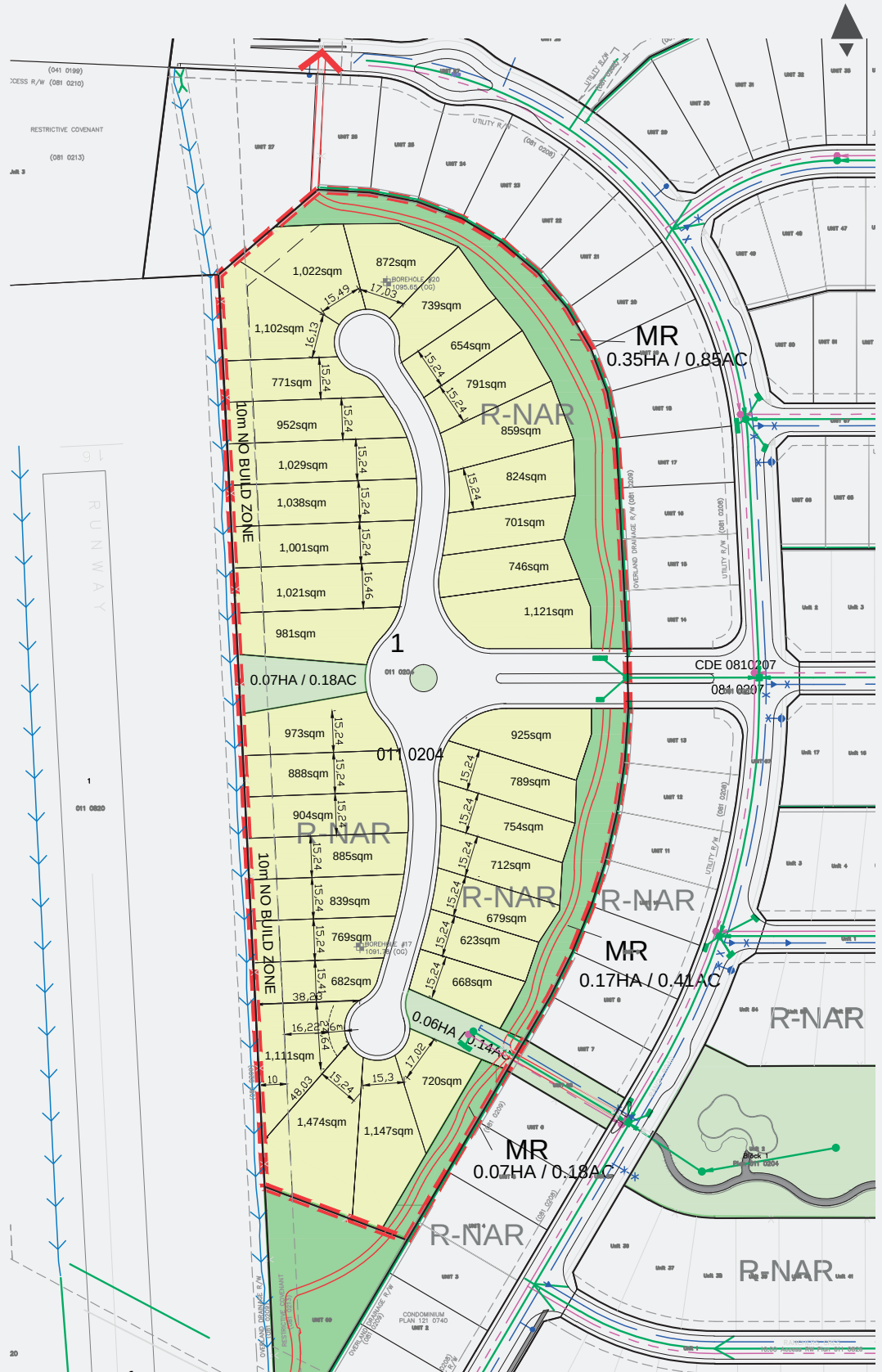
FINANCIAL INFORMATION

PROPERTY ASSESSMENT:
\$4,200,000 (2025)

PROPERTY TAXES:
\$28,662.06 (2025)

PRICE: \$4,500,000

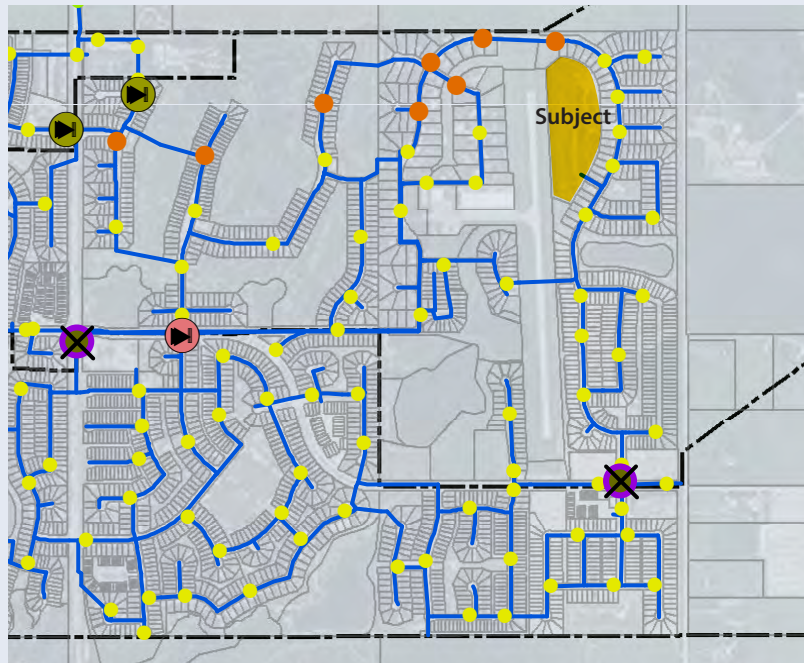
CONCEPT PLAN



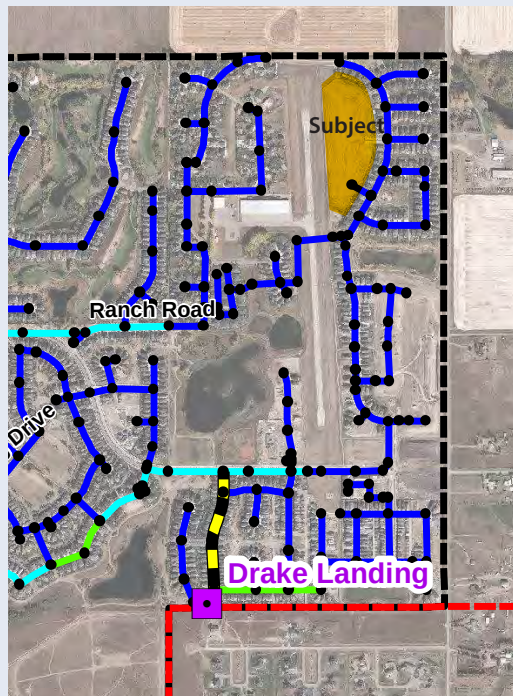
Total frontage 575 m (1,887 ft)
Number of lots 36
Average lot width 15.97 m (52.4 ft)

Road area 0.61 ha (1.5 ac)
Green space 0.72 ha (1.8 ac)

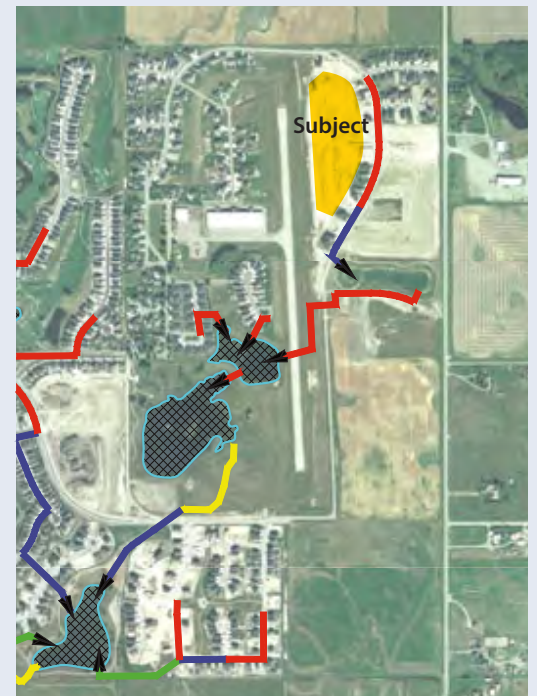
WATER SERVICING



WASTEWATER SERVICING



STORM WATER



Source: www.okotoks.ca/your-services/building-services/engineering/infrastructure-studies-reports

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