



**FINAL PHASE  
IN THIS  
DEVELOPMENT**

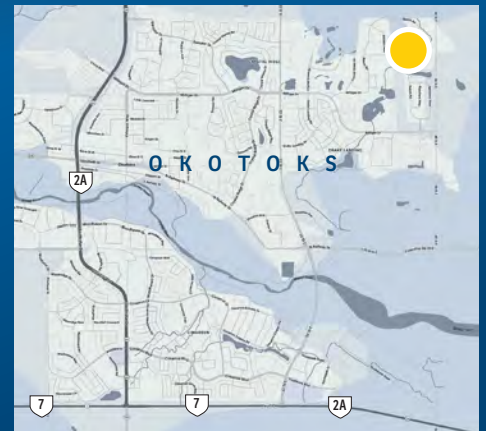


# RESIDENTIAL DEVELOPMENT LAND FOR SALE

## Ranchers' Rise at Okotoks Air Ranch Phase 15

Okotoks, AB

**11.1 acres**



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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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.

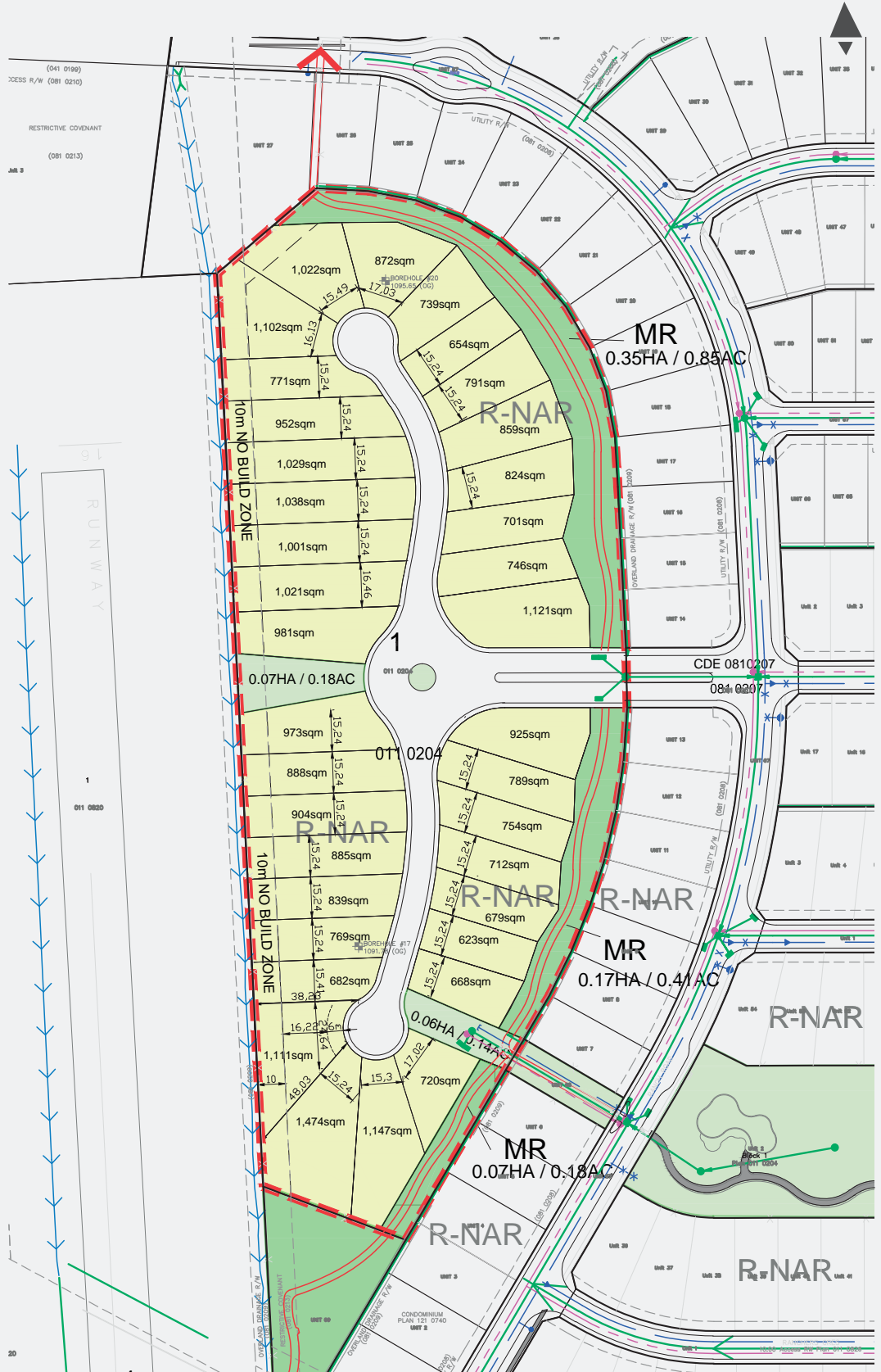
## FINANCIAL INFORMATION

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

**PROPERTY TAXES:**  
\$28,662.06 (2025)

**PRICE:** \$4,500,000 **C/S**

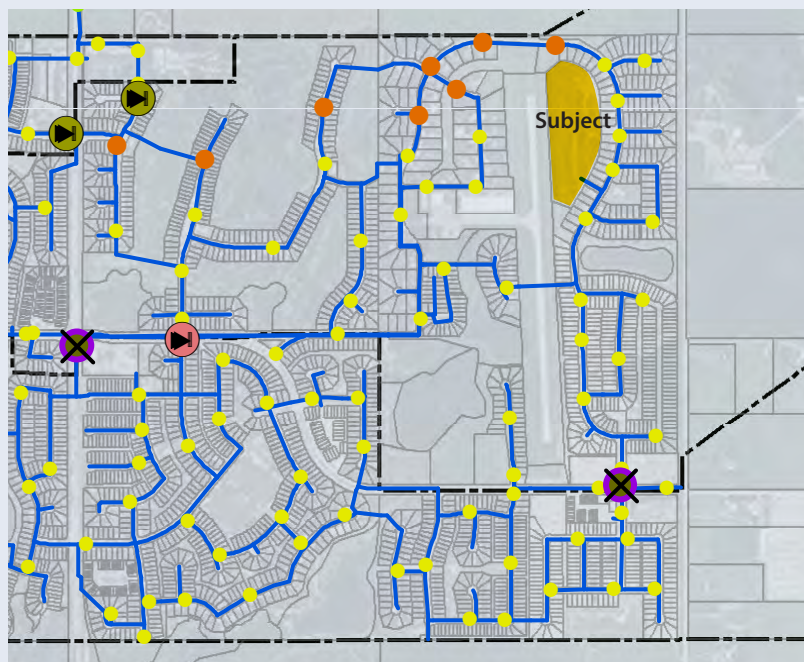
## CONCEPT PLAN



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

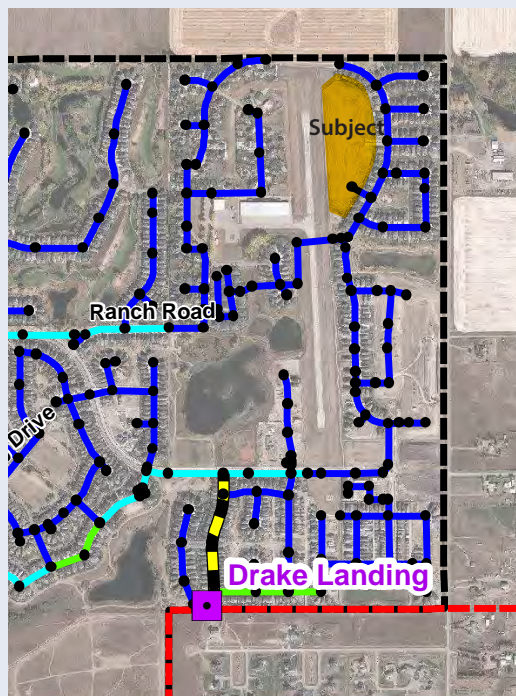
Road area 0.61 ha (1.5 ac)  
Green space 0.72 ha (1.8 ac)

## WATER SERVICING



- Active PRV
  - Existing Closed PRV
  - Check Valve
  - Pressure Zone Boundaries
  - Existing Water Mains
- Available Pressures during Average Day Demand (2024):
- 40 Psi < Pressure < 60 Psi
  - 60 Psi < Pressure < 90 Psi

## WASTEWATER SERVICING



- Manhole
- Lift Station
- Pre-Annexation Boundary
- Post-Annexation Boundary
- 150mm Forcemain
- 200mm Gravity Sewer
- 250mm Gravity Sewer
- 300mm Gravity Sewer

## STORM WATER



- 300-750mm Storm Pipe
- 900-1200mm Storm Pipe
- 1350-1600mm Storm Pipe
- Open Channel
- Stormwater Pond / Body

Source: [www.okotoks.ca/your-services/building-services/engineering/infrastructure-studies-reports](http://www.okotoks.ca/your-services/building-services/engineering/infrastructure-studies-reports)

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