



**GRASSROOTS**

REALTY GROUP

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**TBD**  
**Rural Foothills County, Alberta**

**MLS # A2275463**



**\$575,000**

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**Division:** NONE

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**Lot Size:** 15.08 Acres

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**Lot Feat:** See Remarks

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**By Town:** Okotoks

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**LLD:** 33-19-29-W4

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**Zoning:** CR

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**Water:** Well

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**Sewer:** -

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**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

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Experience country living at its finest on 15 acres of bare land with stunning mountain views, perfectly situated between High River and Okotoks. This newly subdivided property offers a private, serene setting while keeping all amenities within easy reach. A brand new drilled well and access road are already in place with gas and power to the lot line, making it ready for your dream home, hobby farm, or equestrian retreat. Embrace the freedom of wide-open spaces and breathtaking scenery, with endless possibilities to create your ideal rural lifestyle. Access Road was put in after media was taken. The approach / entrance is located off of 32nd Street East. GST May be applicable.