



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Lot2 block 5, 338165 Hwy 549 W
Rural Foothills County, Alberta**

MLS # A2281147



\$550,000

Division: NONE

Lot Size: 3.53 Acres

Lot Feat: -

By Town: Okotoks

LLD: 34-20-1-W5

Zoning: RCA

Water: Well

Sewer: -

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

Exceptional opportunity just minutes west of Okotoks or southwest of Calgary. Ideally positioned within the newly established Olivaster Ridge subdivision, with the inner access road scheduled for paving this spring. The property is fully enclosed with quality rail fencing and showcases breathtaking, unobstructed mountain views. A thoughtfully selected building site is in place, and a restrictive covenant has been registered to protect the integrity and long-term value of the subdivision. Power and gas services will be installed to the property line. Please note: a municipal address has not yet been assigned by Foothills County.