



GRASSROOTS

REALTY GROUP

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306085 92 Street E
Rural Foothills County, Alberta

MLS # A2287246



\$875,000

Division: NONE

Lot Size: 19.82 Acres

Lot Feat: -

By Town: Okotoks

LLD: 7-21-28-W4

Zoning: CR

Water: Well

Sewer: -

Utilities: -

RARE OPPORTUNITY — 19.82 Acres in Foothills County. Current owners planned to build, but their plans changed—creating a great opportunity for someone else. Nearly 20 acres offers endless possibilities just 15 minutes to Okotoks and an easy commute to Calgary, with Seton amenities (shopping, restaurants, hospital, YMCA) only 20 minutes away. Downtown in under 40 minutes. Schools including Heritage Heights (Jr K–9) and St. Francis of Assisi (K–9) are under 10 minutes. Minutes to Scott Seaman Sports Rink and 5 minutes to Davisburg Community Centre. Saskatoon Farm nearby, plus easy access to the Bow River for fishing or floating. Equestrian potential with ample space for horses, pasture, outbuildings and riding. Quiet cul-de-sac location with great neighbours. Build your custom estate, hobby farm, or hold as an investment - flexible Country Residential zoning allows for a residence, shops and livestock (subject to County guidelines). Blackwood drilled well and power already in place. Fenced with expansive views, privacy and open pasture. The SW upper portion also offers excellent garden potential, with rich black soil that has previously supported a thriving, low-maintenance garden. Opportunities like this - nearly 20 acres this close to the city- are limited. Subject to County approval and permitted/discretionary uses. This is a lifestyle!!!