



**GRASSROOTS**

REALTY GROUP

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**Lot #3 16 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2290370**



**\$525,000**

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**Division:** NONE

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**Lot Size:** 3.98 Acres

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**Lot Feat:** -

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**By Town:** Okotoks

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**LLD:** 14-20-1-W5

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**Zoning:** CRA

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**Water:** Well

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**Sewer:** -

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**Utilities:** -

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Build your Dream Home Here! Simply beautiful, quiet, setting with magnificent views in this 3.98 acre parcel - part of a 4 lot subdivision - just minutes Southwest of Okotoks, Alberta! Utilities are already hooked up to the property line and there is a private access road leading right to your own driveway. Imagine an incredible two-storey or bungalow property, with West facing views and plenty of land for pursuing your favorite hobby (with County permission of course). There is a drilled well on the property (see supplements for more details) and there are currently no architectural controls, so you can build modern, you can build more traditional, or perhaps something in between. And it's all located approximately a 3-5 minute drive (traffic dependent) to the South city limits of Okotoks. Close to Sobeys, Starbucks, shopping, amenities and much more! A fabulous opportunity for rural and modern comforts!