



GRASSROOTS

REALTY GROUP

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Lot 2, 249047 80 Street E
Rural Foothills County, Alberta

MLS # A2292978



\$484,900

Division: NONE

Lot Size: 5.46 Acres

Lot Feat: -

By Town: De Winton

LLD: 36-21-29-W4

Zoning: CR-1

Water: Well

Sewer: None

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

LOT 2 — 5.46 Acres (Rear Lot — Private Panhandle Access). Discover an exceptional opportunity to build your dream home on this beautiful 5.46-acre country residential parcel in sought-after Foothills County, just minutes south of Calgary. This lot with private panhandled access off 80 Street E is ideal for future development while still providing a peaceful rural setting. A portion of the land borders an environmental reserve, creating added privacy, natural views, and space to explore. Fully Serviced: the property features a reliable drilled well producing 4 gallons per minute. Natural gas and power are available at property line, simplifying the building process. Enjoy expansive foothills and mountain views, gentle topography, and the flexibility of no building commitment, allowing you to design and build at your own pace with the builder of your choice. Ideally located within a short drive to South Calgary, Okotoks, schools, and major commuter routes, this parcel offers the perfect blend of country living and city convenience. Whether you are planning a custom estate home or looking to secure land as a long-term investment, this property represents outstanding value and lifestyle potential.