



GRASSROOTS

REALTY GROUP

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**Lot 12, 386222 32 Street E
Rural Foothills County, Alberta**

MLS # A2302461



\$659,000

Division: NONE

Lot Size: 4.65 Acres

Lot Feat: -

By Town: Okotoks

LLD: 15-20-29-W4

Zoning: CRA

Water: Well

Sewer: -

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

4.65-acre estate lot in Stagecoach Estates with two standout viewpoints, Rocky Mountain panorama to the west, and the lights of Okotoks glowing to the east after dark. This lot sits at an elevation where you never have to worry whether your view will be blocked. That dual view, mountains by day, town lights by night is rare on its own. At 4.65 acres, Lot 12 gives you room to design the dream acreage property. With lots of room for a shop, oversized garage and garden. A drilled well is already in place, and the parcel is ready to build. Country Residential zoning allows for horses and other animals, giving you the flexibility to create the acreage lifestyle you're looking for. Stagecoach Estates is a fully serviced acreage community with paved road access to the lot line, electricity and gas to the lot line, and a 7.72-acre municipal reserve for shared natural space. Carefully written covenants protect long-term value while preserving the freedom acreage buyers expect. Less than 10 minutes to Okotoks for shopping, schools, dining, and healthcare. Located approximately 40 minutes to downtown Calgary and 17 minutes to Diamond Valley. Paved roads, year-round access. This is the lot that checks every box.