



**GRASSROOTS**

REALTY GROUP

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**SE - 12- 20 - 1 W5 160 ACRES**  
**Rural Foothills County, Alberta**

**MLS # A2308291**



**\$2,400,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Okotoks

**LLD:** 12-20-1-W5

**Zoning:** A

**Water:** Well

**Sewer:** -

**Utilities:** -

**UNBROKEN FULL QUARTER SECTION WITH WATER!** Discover an incredible opportunity to own 160 acres of stunning Alberta countryside just 2 minutes south of Okotoks. This breathtaking quarter section offers rolling topography, natural pasture, wildflowers, native grasses, and spectacular mountain views stretching to the west. Whether you envision building your dream walkout home, creating the ultimate country retreat, or simply enjoying the beauty and privacy of untouched land, this property offers endless potential. The entire property is fenced and features excellent pasture land along with multiple exceptional building sites perfectly positioned to capture the surrounding scenery. Mature trees and natural bush areas provide added privacy and enhance the character of the landscape. Enjoy the perfect balance of peaceful rural living while staying incredibly close to amenities &mdash; including only a short drive to Okotoks and less than 5 minutes to Costco. Properties offering this much land, location, natural beauty, and opportunity rarely come available. A truly remarkable piece of Alberta paradise ready for your vision.