



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Lot 1 128 Street E
Rural Foothills County, Alberta

MLS # A2314103



\$520,000

Division: NONE

Lot Size: 5.64 Acres

Lot Feat: Few Trees, Meadow, Rectangular Lot, See Remarks, Views

By Town: Okotoks

LLD: 21-20-28-W4

Zoning: CRES

Water: Well

Sewer: -

Utilities: -

This is the kind of land people quietly wait years to find. Set on 5.64 acres in the rolling Foothills just minutes from Okotoks and only 15 minutes to Calgary, this is the kind of property where dreams begin to take shape. Quietly tucked into a peaceful enclave of country estate homes, this parcel offers the rare combination of panoramic Rocky Mountain views, privacy, flexibility, and connection to a like minded acreage community that truly values the beauty of the land around them. From sunrise coffee overlooking the mountains to evenings spent watching prairie storms roll in and the twinkling lights of Okotoks and Calgary glow softly in the distance, the setting here feels both grounding and inspiring. The property is already partially fenced and accessed by a long private approach that immediately creates a sense of arrival. Whether you envision a tree lined paved driveway leading to a striking modern estate with floor to ceiling windows framing the Rockies, or prefer the timeless simplicity of a gravel road beneath Alberta's open skies, the choice here is entirely yours. This is a blank canvas where the vision can be as grand or as understated as you desire. From a modern architectural masterpiece to a timeless farmhouse with wraparound verandas, a rancher bungalow, equestrian inspired homestead, log home retreat, or a quiet family acreage with room for every hobby imaginable, this land is ready to bring your vision to life. There is no building commitment or timeline, giving you the freedom to design and build entirely on your terms. A drilled well is already in place and all available supplemental documents are uploaded for buyer review. With ample space for a dream shop, oversized garage, barn, greenhouse, gardens, or outdoor entertaining spaces, the opportunities here are endless. Country Residential zoning supports the lifestyle so many buyers are searching for, whether that includes horses, dogs, goats, chickens, or simply room for kids to roam, explore, and grow up under Alberta's wide open skies. A registered restrictive covenant is in place to help protect the long term integrity, beauty, and value of the subdivision, ensuring surrounding properties maintain the same pride of ownership and peaceful country atmosphere that makes this setting so special. The covenant allows owners the freedom to create exceptional homes and lifestyles while preventing uses that could negatively impact neighbouring properties or future enjoyment. Despite the privacy and serenity, you are only minutes from the everyday conveniences of Okotoks including boutique shopping, restaurants, golf courses, coffee shops, sports facilities, highly regarded schools, and all the amenities families, professionals, and retirees appreciate. Spend your mornings surrounded by nature and your afternoons enjoying the charm and convenience of one of Alberta's most beloved small towns. Build the dream-home, the shop, the garden. Enjoy slower mornings and family dinners! GST may be applicable.