



GRASSROOTS

REALTY GROUP

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NE; 3; 20; 1 W5
Rural Foothills County, Alberta

MLS # A2327359



\$4,299,000

Division: NONE

Lot Size: 320.00 Acres

Lot Feat: -

By Town: Okotoks

LLD: 3-20-1-W5

Zoning: A

Water: Spring

Sewer: -

Utilities: -

A once-in-a-lifetime opportunity: 320 acres across three titles (160, 80, and 80 acres) south of Okotoks, offering rare development flexibility on some of the most elevated land in the area. Panoramic Rocky Mountain and valley views extend from the property's high ground, with west-facing sight lines and many desirable build sites throughout. Each of the three titles is 80 acres or larger, which under current Foothills County bylaw permits two dwellings plus a secondary suite per parcel, a total potential of six homes and three 1,400 square foot secondary suites across the property. This structure supports multi-generational family living, a working farm operation with separate residences, or long-term investment with development upside. A natural spring on the property provides a reliable water source for livestock. A portion of the land is currently in crop, with additional acreage available for grazing or expansion. Three contiguous titles of this size, with mountain views, valley views, and proximity to Okotoks, do not come available together often. This is a rare opportunity for the serious investor. Viewings by appointment only. Do not access land without an appointment. Do not drive on the property.