



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Hwy 783 Rural Foothills County
Rural Foothills County, Alberta**

MLS # A2335886



\$1,340,000

Division: NONE

Lot Size: 79.96 Acres

Lot Feat: -

By Town: Okotoks

LLD: 4-20-29-W4

Zoning: ag

Water: Well

Sewer: -

Utilities: -

Discover the perfect blend of privacy, natural beauty, and convenience with this exceptional property just under 80 acres(79.96 acres), ideally located only minutes south of Okotoks. Featuring a mix of 50 acres of productive crop land and 25 acres of your own private park! with beautiful native trees – Aspen, Poplar, Willows and tall grass prairie areas, this remarkable parcel offers an outstanding opportunity to build your dream home in a truly picturesque setting. The northeast corner (20 acres) of the property has been thoughtfully developed with winding pathways, a plinking range, an archery range, axe throwing, with a private camping area. If you are an outdoors person or you love wildlife there are countless opportunities to enjoy the surrounding nature and abundant wildlife. Over the past three years, a 1.2 acre fully fenced garden has been established with irrigated rows of Haskap (Honeyberry) bushes, complemented by a convenient insulated equipment storage building with electricity. Access is exceptional, with an engineered road built to County standards leading into the property. A large water retention dugout enhances both the landscape and the habitat, attracting a wide variety of birds and wildlife throughout the seasons. The property also features two drilled wells, providing excellent flexibility for future development. If you have been searching for the ideal combination of location, privacy, and natural beauty, this one-of-a-kind property offers the perfect setting to create your dream country estate.