



GRASSROOTS
REALTY GROUP

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386078 128 Street E
Rural Foothills County, Alberta

MLS # A2338249



\$679,000

Division: Gladys Ridge

Lot Size: 8.80 Acres

Lot Feat: -

By Town: Aldersyde

LLD: 15-20-28-W4

Zoning: CR

Water: Well

Sewer: -

Utilities: -

Some properties offer land. This one offers latitude. Set across 8.8 acres just minutes east of Okotoks and approximately 15 minutes south of Calgary's city limits, this extraordinary parcel brings wide open space, privacy and possibility together beneath Alberta's endless sky. Three rail fencing (planned for completion mid September 2026) and a roadway is already in place, guiding you into a gently elevated landscape with a natural rise that offers an exceptional vantage point for a future home. A drilled well sits near what the sellers identify as the prime building site, thoughtfully positioned to capture the south and west facing outlook. On clear days, breathtaking 180 degree views stretch across the foothills to the Rocky Mountains. Imagine waking to that horizon, enjoying coffee in complete stillness and ending the day beneath unforgettable prairie sunsets. Build a charming country home or create a striking modern masterpiece. Add the dream shop, barn, greenhouse or hobby farm. Bring the dogs, horses, goats or miniature ponies and create a lifestyle with room for every member of the family, including the four legged ones. An existing dirt bike track offers instant fun with three rail fencing, livestock gates and a firepit for those who prefer their weekends with a little horsepower. If your plans look different, the seller is willing to flatten the track and return that portion of the property to a blank canvas. Gas and electrical infrastructure are nearby. Here, privacy does not mean isolation. You are tucked among neighbouring acreage owners who value the same peaceful rural lifestyle, help care for and plow the road, and keep a thoughtful eye out for one another. Out here, good neighbours are not simply a bonus. They are part of what makes country living work. The surrounding countryside is dotted with horses, ponies and even fainting goats, creating a setting wonderfully removed from the ordinary while remaining remarkably close to Okotoks and Calgary. Whether your dream includes animals in the pasture, a workshop filled with big toys, gardens, a greenhouse or simply more room to breathe, this land offers the space to imagine it and the freedom to make it your own. This is not simply a parcel on which to build. It is a place to build a life. Over the moon, over the rainbow, and MOUNTAIN VIEWS, this 8.8 acres of rural Foothills paradise await your arrival.