

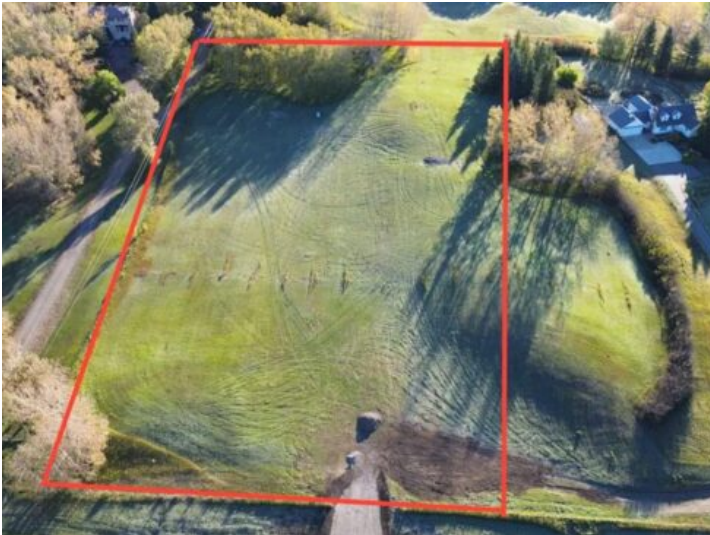


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

322150 8 Street E
Rural Foothills County, Alberta

MLS # A2351370



\$650,000

Division: NONE

Lot Size: 4.05 Acres

Lot Feat: Rectangular Lot, Treed, Views

By Town: Okotoks

LLD: 5-21-29-W4

Zoning: CRES

Water: Well

Sewer: -

Utilities: -

Newly created lot with incredible mountain view and SO close to Okotoks. This 4.05 acre lot has multiple building sites that would be appropriate for a home with a walkout basement. There are mature trees at the east end of the property and the neighbours on the north and south have created a natural barrier with evergreens, poplars and shrubs, leaving the west end of the property open to the incredible mountain views. There are no restrictions for building timelines or design other than those required by Foothills County. New well on the property with a recommended pump rate of 3 gpm. GST is applicable. Do not enter the property without confirmed appointment.