



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**543**  
**Rural Foothills County, Alberta**

**MLS # A2217064**



**\$1,298,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	157.24 Acres
<b>Lot Feat:</b>	Cleared, Gentle Sloping, Native Plants, Pasture, Rolling Slope, Views
<b>By Town:</b>	High River
<b>LLD:</b>	15-19-29-W4
<b>Zoning:</b>	A
<b>Water:</b>	Well
<b>Sewer:</b>	-
<b>Utilities:</b>	-

PRICE REDUCTION !!Where do you find 157.24 ( Full Quarter section) +- acres so close to High River and Okotoks? Beautiful rolling and beautiful topographic land for sale just west of High River and just south of Okotoks. Natural grasses, pasture, wild flowers and views.. this truly is something else !! Not only is it located perfectly, it also could provide you with some gravel !! Build your walk out dream home and add a few buildings or just enjoy the natural pasture and land it self. Add in the views, a well, seasonal creek and you have paradise ! Good well on the quarter that at one time has watered 150 head of cows for the summer. So close to 2 towns ( 10 min to Cosco!!), but yet gives you the seclusion and the opportunities that could be yours. Check it out !! Gorgeous Alberta land with as ton of opportunity to do as you wish.