



**GRASSROOTS**  
REALTY GROUP

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**Lot #3, 386222 32 Street E  
Rural Foothills County, Alberta**

**MLS # A2239161**



**\$570,500**

**Division:** NONE

**Lot Size:** 4.40 Acres

**Lot Feat:** Cul-De-Sac, Gentle Sloping, Near Shopping Center, Rectangular Lot

**By Town:** Okotoks

**LLD:** 15-20-29-W4

**Zoning:** CRES

**Water:** Well

**Sewer:** -

**Utilities:** Electricity at Lot Line

Welcome to Stagecoach Ridge Estates&hellip; New 13 LOT Subdivision ONE mile south of Okotoks each containing 4 +/- acres, internal paved road leading to a cul-de-sac turn around, & 7-acre municipal reserve. Perfect setting for estate country residential single-family homes that feature mountain views, amenities nearby, and just two minute drive from Okotoks. Great opportunity to own your piece of Alberta Land! This Lot features a great walk-out building site, sun rises and sun sets ,backs onto the Municipal Reserve lot, The purchase price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before completion day. Bring your builder and be the first one in to sculpture this exciting new subdivision .