

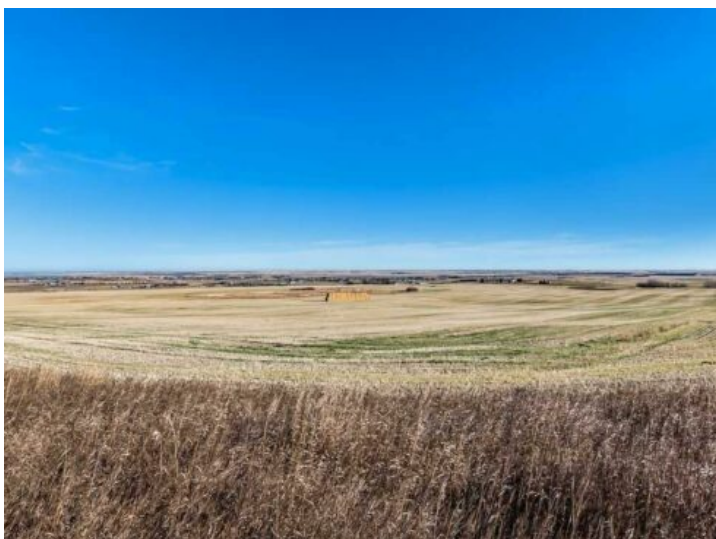


GRASSROOTS
REALTY GROUP

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

96 Street East (West Parcel 140.2 Acres)
Rural Foothills County, Alberta

MLS # A2243872



\$1,450,000

Division: NONE

Lot Size: 140.20 Acres

Lot Feat: -

By Town: Calgary

LLD: 19-21-28-W4

Zoning: A

Water: None

Sewer: -

Utilities: -

A stunning piece of land within 20 minutes of Calgary or Okotoks. When you think of Alberta this is what comes to mind. Beautiful topography allows for numerous building sites that will give you a mountain and city view. A gentle slope gives character to the property which should allow for a walkout basement. The property is currently being looked after by a local farmer who has taken amazing care of the land. This location is private and secluded yet so close to all amenities. If you are looking for an investment, this would be a fantastic holding property. The opportunities on a parcel of land like this are endless. Large parcels of land this close to the city are hard to come by. Although the photos are beautiful this property is best enjoyed in person. Come and enjoy the peace and quiet, located off of this beautiful paved country road. Please do not enter the property without an appointment.