



**GRASSROOTS**  
REALTY GROUP

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**Lot2 Grey Fox Place E**  
**Rural Foothills County, Alberta**

**MLS # A2245494**



**\$489,900**

**Division:** NONE

**Lot Size:** 3.14 Acres

**Lot Feat:** Cleared, Cul-De-Sac, Level

**By Town:** Calgary

**LLD:** 21-21-29-W4

**Zoning:** CRA

**Water:** Well

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

With a Mountain Peak view this lot is nestled in a picturesque countryside setting. The 3.14-acre parcel offers pastoral views and the perfect opportunity to build your dream home with your choice for a builder. Conveniently located just minutes south of Calgary, this property features natural gas and power at the property line, with an inner road to be paved for easy access. No building commitment. Close to schools and recreational amenities, it combines the tranquility of rural living with the convenience of nearby services. Architectural controls are in place to protect the integrity and value of the subdivision, ensuring a cohesive and beautiful community. Don't miss this rare chance to enjoy country living with city conveniences just a short drive away! GST is included in price.