

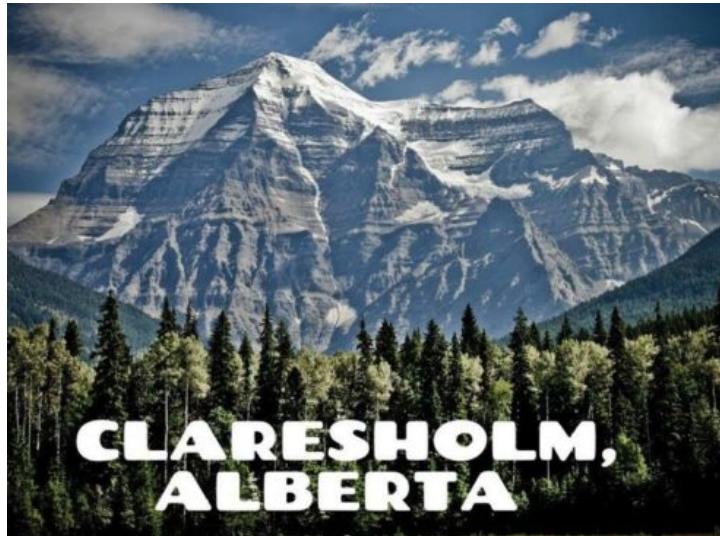


**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
[aloha@grassrootsrealty.ca](mailto:aloha@grassrootsrealty.ca)

**520 8 Street W  
Claresholm, Alberta**

**MLS # A2256899**



**\$1,500,000**

**Division:** NONE

**Lot Size:** 60.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 34-12-27-W4

**Zoning:** Farm Land

**Water:** -

**Sewer:** -

**Utilities:** -

Claresholm is located in the Foothills of Southern Alberta. Ranching and farming country home to a Bull Riding and Barrel Racing Champion. Laid back community without the hustle and bustle of the big city. Just over half hour drive to box stores located in Okotoks. This 60 acre residential parcel has an approved area structure plan. Services are near by. The town welcomes development as there is a need for more housing. WSP planners and Engineers have done preliminary work on the site. Great development potential or investment.