



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**Lot 1 32 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2259182**



**\$479,900**

**Division:** NONE

**Lot Size:** 3.57 Acres

**Lot Feat:** -

**By Town:** Calgary

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

**Zoning:** CRA

**Water:** Well

**Sewer:** -

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

GREAT NEW PRICE!! This property is an incredible opportunity for anyone looking to build their dream home, located less than 10 minutes south of Calgary, close to Okotoks. It backs onto a small environmental reserve, offering beautiful natural surroundings and privacy. The site is conveniently near schools and a recreation center, making it family-friendly. Buyers have the option to choose their own builder, and there is a restrictive covenant in place to ensure the integrity and aesthetics of the subdivision. Utilities such as power, and gas are accessible at the property line, a good well is on the property and the east side of the lot has been professionally fenced with 3-rail fencing. Furthermore, there is no building commitment, providing flexibility in planning your future home. If you're interested, consider visiting the property to evaluate the lot and surroundings, researching potential builders for design options, and consulting a real estate agent familiar with the area for more detailed information.