



GRASSROOTS
REALTY GROUP

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80019 Highway 7 W
Rural Foothills County, Alberta

MLS # A2259410



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	900 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	150.30 Acres		
Lot Feat:	Few Trees, See Remarks, Views		

Heating:	See Remarks	Water:	See Remarks, Well
Floors:	See Remarks	Sewer:	Other
Roof:	See Remarks	Condo Fee:	-
Basement:	None	LLD:	18-20-1-W5
Exterior:	See Remarks	Zoning:	A
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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RARE!! 1/4 section 5 minutes west of Okotoks with panoramic views of the Rocky Mountains and rolling hills. With over 150 acres in a very desirable location, you'll have tons of options to build your dream home. Zoned agricultural, great hay crops, right off Highway #7, paved road to the property, power, gas, phone line and a drilled well. This property has old out buildings and the house was built around 1903 (no value). Close to all amenities with a quick drive to Okotoks or Diamond Valley with easy access to Calgary and Kananaskis. Large parcels of land with spectacular mountain views, so close to town and the city, rarely come on the market. Please do not enter the property without an appointment.