



GRASSROOTS
REALTY GROUP

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5105 283 Avenue W
Rural Foothills County, Alberta

MLS # A2264880



\$465,000

Division: NONE

Lot Size: 4.23 Acres

Lot Feat: Cul-De-Sac, Level, Native Plants, Pie Shaped Lot

By Town: De Winton

LLD: 24-21-1-W5

Zoning: CRA

Water: Well

Sewer: None

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

Escape the city and design the life you've always imagined on this spectacular 4.2-acre parcel just minutes south of Calgary. This is a rare opportunity to create a personal sanctuary without compromise. Nestled on a paved, private cul-de-sac, this magnificent pie-shaped lot opens to the west and offers a breathtaking panorama of the Rocky Mountains - the perfect backdrop for your custom-built dream home. The freedom you crave is here; bring your own builder and design on your own timeline, with flexible architectural controls that encourage your unique vision, not restrict it. Significant groundwork is already complete with a drilled water well, full fencing, and electricity and natural gas available at the property line. Enjoy unparalleled peace and privacy with no HOA fees, while remaining just 10 minutes from both south Calgary and the amenities of Okotoks. With proximity to esteemed schools like Strathcona-Tweedsmuir, this is more than just land; it's the lifestyle you've been looking for. Book a private viewing today to walk the property and start envisioning the possibilities.