



**GRASSROOTS**  
REALTY GROUP

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**112 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2267431**



**\$949,900**

**Division:** NONE

**Lot Size:** 78.13 Acres

**Lot Feat:** -

**By Town:** Okotoks

**LLD:** 14-20-2-W5

**Zoning:** A

**Water:** Well

**Sewer:** -

**Utilities:** -

Discover 78.13 acres of opportunity just 10 minutes west of Okotoks, where breathtaking mountain views meet the peaceful rhythm of country living. This beautiful parcel offers a gently sloping landscape, ideal for building your dream walkout home with panoramic views of the Rockies — all while keeping the convenience of town within easy reach. For those with an agricultural vision, the land is productive and versatile, yielding approximately 300 bales of greenfeed this year. Whether you'd like to farm it yourself, lease it out, or simply enjoy the open space, this property gives you the freedom to choose. There is a dugout on the western edge of the property and there is also a well but it has not been used for years. With quick access to Highway 7 and endless potential for a custom home, hobby farm, or full-scale agricultural operation, this property is a rare blend of rural charm, mountain beauty, and practical usability. Build. Grow. Live — all on your own piece of Alberta paradise!