



**GRASSROOTS**  
REALTY GROUP

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**200, 40039 306 Avenue E  
Rural Foothills County, Alberta**

**MLS # A2278393**



**\$499,000**

**Division:** NONE

**Lot Size:** 5.01 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 10-21-29-W4

**Zoning:** CRA

**Water:** Well

**Sewer:** -

**Utilities:** Electricity at Lot Line

Great lot with stunning mountain views, located less than 10 minutes south of Calgary. This well priced 5-acre parcel offers easy access and features a strong 7-gallon-per-minute well. With no formal architectural controls, buyers are free to choose their own builder and home design. Nearby schools and recreation facilities add to the appeal, and with no building commitment, you can take your time planning when to build your dream home. Feel free to take a drive out to view this wonderful property.