



GRASSROOTS
REALTY GROUP

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128147 370 Avenue E
Rural Foothills County, Alberta

MLS # A2280462



\$549,000

Division:	Gladys Ridge
Lot Size:	5.00 Acres
Lot Feat:	-
By Town:	Okotoks
LLD:	22-20-28-W4
Zoning:	CR
Water:	Well
Sewer:	None
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

Prime Alberta land. Strong water. Services along the property line. Endless views. Incredible neighbours yet spectacular privacy. Imagine building your country dream home on a picturesque 5 acre parcel in the coveted Gladys Ridge area, just East of Okotoks and only 20 minutes south of Calgary. Thoughtfully shaped by nature, the property features pockets of mature trees, expansive valley views and distant city vistas, all anchored by a brand new drilled well producing a strong 5 gallons per minute, a highly desirable water supply for rural living. The land gently opens toward the horizon, creating an ideal canvas for a custom country residence where styles such as modern farmhouse, prairie contemporary, timeless ranch or the popular craftsman would feel perfectly at home. From your future windows and outdoor living spaces, enjoy sweeping views of the majestic Rocky Mountains, ever changing skies and unforgettable sunsets that paint the foothills nightly. Days begin with the sun rising over golden fields that seem to stretch forever, while evenings invite star gazing, wide open skies and the occasional northern lights dancing above the ridge. Located across from an equestrian ranch and surrounded by rolling wheat and canola fields, this setting offers a peaceful rhythm of country life with the simple joy of walking along the nearby ridge and taking in the spectacular mountain peaks in the distance. Despite its serene and private feel, this property is just minutes from Okotoks and approximately 20 minutes to Calgary, offering easy access to top schools, sports arenas, and the South Campus Hospital and an abundance of dining and shopping amenities. With no architectural controls or timelines to build, fencing in place, strong water supply, and all the services (electricity/gas) located along the property line, this is a rare opportunity to create your dream home exactly as you envision it on prime Alberta land, surrounded by great neighbours, natural beauty and space to truly breathe.