



**GRASSROOTS**  
REALTY GROUP

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**Lot1 block 6, 338165 Hwy 549 W  
Rural Foothills County, Alberta**

**MLS # A2281132**



**\$550,000**

**Division:** NONE

**Lot Size:** 3.97 Acres

**Lot Feat:** -

**By Town:** Okotoks

**LLD:** 34-20-1-W5

**Zoning:** RCA

**Water:** Well

**Sewer:** -

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

Remarkable opportunity just minutes west of Okotoks or southwest of Calgary. Ideally situated in the newly established Olivaster Ridge subdivision, with the inner access road scheduled to be paved this spring. The property is fully fenced with quality rail fencing and offers outstanding, unobstructed mountain views. A designated building site is already in place, and a restrictive covenant has been registered to preserve the integrity and long-term value of the subdivision. Power and gas will be brought to the property line. Please note: Foothills County has not yet assigned a municipal address.