



**338165 Hwy 549 W  
Rural Foothills County, Alberta**

**MLS # A2282324**



**\$889,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	952 sq.ft.	<b>Age:</b> -
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	6.47 Acres	
<b>Lot Feat:</b>	Few Trees, Garden, Landscaped, Pasture	

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	34-20-1-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	none		

Fantastic opportunity to own 6.47 acres just minutes west of Okotoks on Highway 549. The beautifully maintained home under 1,000 sq. ft. sits in a peaceful, park-like setting with sweeping mountain views. Ideal for downsizers or those looking to build new while living on site. Easy access and close to shopping, schools, and recreation. this property offers excellent opportunity and long term value. Only 15 minutes SW of Calgary on all paved roads.