



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

338165 Hwy 549 W
Rural Foothills County, Alberta

MLS # A2282324



\$889,000

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Wood	Condo Fee:	-
Basement:	Partial	LLD:	34-20-1-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	CRA
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: 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.