



GRASSROOTS
REALTY GROUP

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

**Lot 1, 386222 32 Street E
Rural Foothills County, Alberta**

MLS # A2283409



\$585,000

Division: NONE

Lot Size: 4.32 Acres

Lot Feat: -

By Town: Okotoks

LLD: 15-20-29-W4

Zoning: CRES

Water: Well

Sewer: -

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

Prime building opportunity with incredible mountain views in a brand new sought after acreage community. This 4.32-acre parcel offers a south-facing backyard and west-facing mountain views, perfectly positioned to capture sunlight and sunsets. Located less than 10 minutes to Okotoks, approximately 40 minutes to downtown Calgary, and 17 minutes to Diamond Valley, this location delivers luxury acreage living with excellent proximity to everyday amenities and commuter routes. Country Residential zoning allows for animals, including horses, making this an ideal setting for a custom home with space to design the lifestyle you want. The site offers ample room for a shop and/or oversized garage, so you can bring your toys. Paved access and utilities to the lot line. A drilled well is already in place. A rare opportunity to secure a well-located acreage in a thoughtfully planned community close to Okotoks, with room to create a truly exceptional home.