



GRASSROOTS
REALTY GROUP

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

306085 92 Street E
Rural Foothills County, Alberta

MLS # A2287246



\$875,000

Division: NONE

Lot Size: 19.82 Acres

Lot Feat: -

By Town: Okotoks

LLD: 7-21-28-W4

Zoning: CR

Water: Well

Sewer: -

Utilities: -

RARE OPPORTUNITY — 19.82 Acres available in Foothills County. Current owners wanted to build....but their plans changed. Great opportunity for someone else! Nearly 20 acres offers ENDLESS possibilities - just 15 MINUTES from Okotoks and an EASY commute to Calgary - all Seton services (restaurants, shopping, groceries, Hospital, YMCA etc.) are only 20 mins away! Get downtown in under 40 mins. Drive your kids to Heritage Heights School (Jr K-Grade 9) or St. Francis of Assisi Academy (K-9) in under 10 mins! Minutes to Scott Seaman Sports Rink offering indoor ice, public skating, walking track & community events. The Davisburg Community Center is 5 mins away. Become a member - get to know people in the area - and enjoy events and programs throughout the year. Saskatoon Farm 10 mins away. Fish or Float down the Bow River. Love horses? Create the perfect blend of country living and equestrian opportunity on this stunning Foothills acreage. With ample space for horses, this property offers lush pasture, room for outbuildings and riding potential right at your doorstep. LOVELY QUIET CUL-DE-SAC location with awesome neighbours! Whether you envision building a CUSTOM estate home, creating an equestrian setup, establishing a hobby farm or simply investing in land with long-term value - this property delivers flexibility and space that is increasingly hard to find this close to the city! Zoned Country Residential, the parcel provides room for a substantial residence, outbuildings, shops and livestock (subject to County guidelines). A Blackwood drilled well is already on site, adding convenience and reducing initial development costs. Power is also ready for you! Fenced. Expansive views, privacy and open pasture make this an ideal setting for those seeking a rural lifestyle - without sacrificing access to amenities. Opportunities like this — nearly 20 acres in a desirable Foothills location - are limited. Based on county land use regulations, properties of this size allow you to build more than you can on lots 2-5 acres! *Subject to County approval and verification, along with various permitted and discretionary uses. This 19.82 acre property presents a rare and compelling opportunity. This is a LIFESTYLE.