



GRASSROOTS
REALTY GROUP

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Lot 1, 249047 80 Street E
Rural Foothills County, Alberta

MLS # A2292966



\$484,900

Division: NONE

Lot Size: 4.08 Acres

Lot Feat: -

By Town: De Winton

LLD: 36-21-29-W4

Zoning: CR-1

Water: Well

Sewer: None

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

LOT 1 — 4.08 Acres (Front Lot — Direct Access off 80 St E). Welcome to a rare opportunity to own a private 4.08-acre rear acreage parcel in prestigious Foothills County, offering peaceful seclusion while remaining conveniently close to Calgary. Accessed by a newly constructed paved approach and private panhandle driveway, this property provides an ideal setting for those seeking space, quiet, and stunning natural surroundings. A portion of the land includes environmental reserve, enhancing privacy and preserving the beautiful landscape. Fully Serviced: the parcel includes a drilled water well producing approximately 4 gallons per minute. Natural gas, power, and telephone services are available at property line, making future development straightforward and cost-effective. From elevated areas of the property, enjoy panoramic foothills and mountain views, wide open skies, and the serenity of true country living. With no architectural controls and no building timeline, you have the freedom to create a custom home that perfectly suits your vision and lifestyle. Located just minutes to South Calgary, De Winton, and Okotoks, this property offers an exceptional balance of privacy, accessibility, and long-term investment potential.