



GRASSROOTS
REALTY GROUP

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Lot 2, 386222 32 Street E
Rural Foothills County, Alberta

MLS # A2302436



\$575,000

Division: NONE

Lot Size: 2.65 Acres

Lot Feat: Backs on to Park/Green Space, No Neighbours Behind, Views

By Town: Okotoks

LLD: 15-20-29-W4

Zoning: CRA

Water: Well

Sewer: -

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

2.65 acre estate lot in one of the most sought-after new acreage communities, just minutes from Okotoks. This lot backs onto a 1.74-acre public utility lot with a retention pond, a permanent green buffer that functions like an extension of your backyard, with no neighbours behind you and an uninterrupted sightline to the Rocky Mountains. That combination of privacy, views, and built-in open space is nearly impossible to find at this price point. Stagecoach Estates is a fully serviced acreage community with paved road access to the lot line, electricity and gas to the lot line. A strong producing well is already in place. The community also features a 7.72-acre municipal reserve, giving residents shared access to preserved natural space without sacrificing usable lot area. Less than 10 minutes to Okotoks for shopping, schools, dining, and healthcare and approximately 40 minutes to downtown Calgary. You get full rural privacy with easy access to everything you need, on paved roads, year-round. Lots in Stagecoach Estates are moving. This location that's backing onto protected green space with mountain views and no rear neighbours is one you won't find twice.