



**GRASSROOTS**  
REALTY GROUP

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**64226 306 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2154624**



**\$456,750**

**Division:** NONE

**Lot Size:** 2.75 Acres

**Lot Feat:** -

**By Town:** Okotoks

**LLD:** 17-21-1-W5

**Zoning:** CRES

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to this stunning new created (Lot 2) 2.75 +/- acre parcel that offers a truly unique setting to build your dream home. The contour to this land is fantastic with rolling hills and excellent panoramic views. Come see what "top of the world" means! This property is a short drive North to Calgary or South to the energetic growing town of Okotoks. Strathcona-Tweedsmuir School and Calgary Polo Club can be seen to the East with Spruce Meadows 15 minutes to the North. You will enjoy the elevated lifestyle provided by this new created parcel. PLEASE NOTE: Street Number TBV once building permit has been approved . Also Lot 3 adjacent is for sale 2.99Acres. GST included in price.