



**GRASSROOTS**  
REALTY GROUP

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**96 Street East (East Parcel 149.2 Acres)  
Rural Foothills County, Alberta**

**MLS # A2180663**



**\$1,699,900**

**Division:** NONE

**Lot Size:** 149.20 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 20-21-28-W4

**Zoning:** A

**Water:** -

**Sewer:** -

**Utilities:** -

This is truly a piece of land you must view in person to appreciate. Located 20 minutes from either Calgary or Okotoks it is the perfect holding property, or the most amazing place to build your dream home. With city views, mountain views and river valley views, the biggest decision you will have is where do you place your home. Rolling land makes it ideal for a walkout basement. This is the type of property that creates your legacy and large parcels this close to the city are becoming scarce. 96 St E still features wide open spaces and although you are so close to amenities, it feels so secluded and so far away. Across the street is another equally spectacular 19.77 acres (A2180711) and 140.2 acres (A2180682) that are also available to purchase. Opportunities to own this much land, this close to the city, are hard to come by. Beautiful in all seasons you don't want to miss this one.