



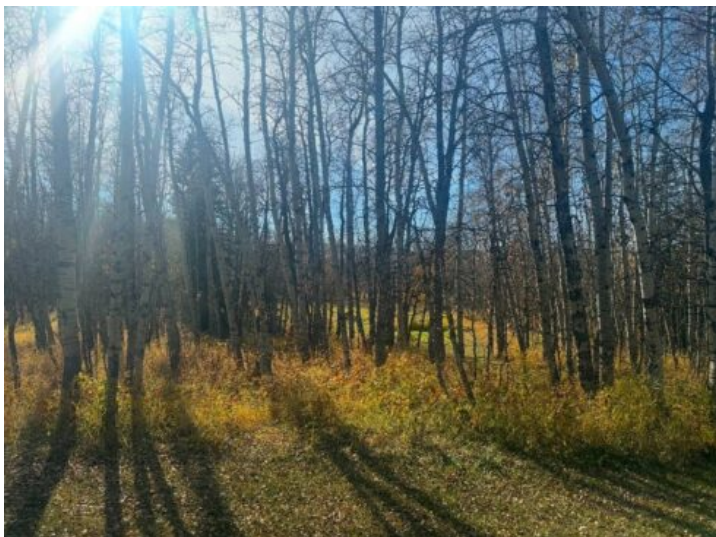
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**224 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2190107**



**\$475,000**

**Division:** NONE

**Lot Size:** 3.45 Acres

**Lot Feat:** -

**By Town:** Millarville

**LLD:** 35-20-3-W5

**Zoning:** CR

**Water:** Other

**Sewer:** -

**Utilities:** -

CONDITIONALLY SOLD - No taking showings or phone calls. Discover a serene getaway just 20 minutes from Calgary with this remarkable 3.45-acre parcel of land. Envision crafting your own secluded sanctuary, surrounded by mature trees that ensure privacy. Whether you aspire to build a charming cabin or an elegant retreat, this beautiful property offers ample space for your vision. For those interested in keeping horses, the property features over one acre of pasture at the front, providing an ideal environment for them. Utilities are readily available at the lot. Seize this opportunity to immerse yourself in nature and tranquility, all while being conveniently close to urban amenities. 2 min to Millarville, 7 minutes to Diamond Valley, 20-min to Calgary and Okotoks.