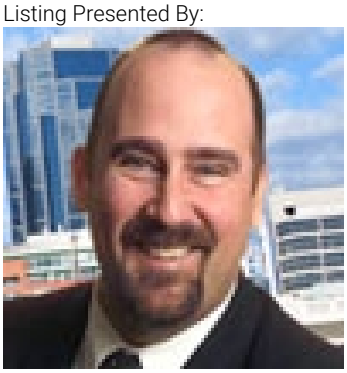


112055 2253 Drive Rural Foothills County Alberta

$499,900

BUILD THE HOME YOU'VE ALWAYS DREAMED OF on this exceptional 4.55-acre parcel, where peaceful country living meets incredible convenience! Flat, usable land gives you endless possibilities to design the home AND lifestyle you've always envisioned. Imagine choosing the perfect orientation for your new home, creating expansive outdoor living spaces and having the freedom to make the property truly your own. Room for gardens, a firepit, play space, outdoor hobbies - there is space here for the ideas that simply aren't possible on a typical city lot. Kids can play freely, dogs have room to roam and evenings can be spent outside under wide-open Alberta skies. This is country living without feeling disconnected. Enjoy more privacy, fewer neighbours, less traffic and the space to slow down, while still being close enough to everything your family uses every day. Picture morning coffee overlooking your own land, summer evenings around the fire, space to park the RV and recreational toys and weekends spent enjoying your property instead of packing up to escape the city. 4.55 acres gives you breathing room without the maintenance of a massive acreage. A gravel driveway is already in place PLUS an excellent 8 GPM drilled well, meaning much of the groundwork has already been done! PLUS you don't have to give up convenience to get the acreage lifestyle. Okotoks, Seton shopping, restaurants, South Health Campus and YMCA are just 15 minutes away, while downtown Calgary is less than 30 minutes! Heritage Heights (Jr. K-9) and St. Francis of Assisi (K-9) are both under 7 minutes away. Recreation is close to home too, with Scott Seaman Sports Rink and Davisburg just minutes from your doorstep. Enjoy the beauty and open landscapes of the Foothills, while remaining connected to Calgary and all the amenities of nearby communities. Finding land that offers this combination of usable...

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