



1386222 32 Street Rural Foothills County Alberta

\$585,000

Exceptional opportunity to build your dream home on 4.32 acres with breathtaking Rocky Mountain views in a new estate acreage community just minutes from Okotoks. This corner lot is ideally positioned at the entrance to the community and closer to the mountains, offering expansive west-facing views and a south-facing backyard designed to capture sunlight throughout the day and stunning sunsets in the evening. The parcel is ready for development with a drilled well already in place and utilities available at the lot line. Paved roads provide convenient year-round access while maintaining the quiet, rural character that makes acreage living so desirable. This thoughtfully designed estate community is being developed with quality homes and carefully written covenants that help protect long-term value while still allowing the freedom and lifestyle buyers expect when living in the country. The community also features two municipal reserves, including a 1.75-acre pond area and a 7.72-acre natural reserve, preserving open space and enhancing the peaceful surroundings. Country Residential zoning allows for animals including horses, giving you the flexibility to create the lifestyle you want -- whether that includes gardens, outdoor hobbies, space for children to play, or designing a custom home with room for a shop or oversized garage. Despite the peaceful rural setting, you are less than 10 minutes to Okotoks, approximately 40 minutes to downtown Calgary, and 17 minutes to Diamond Valley, with convenient access to shopping, schools, healthcare, and major amenities including Costco. This is a rare chance to build in a welcoming estate community where neighbours share the same appreciation for space, views, and country living, while still enjoying the convenience of town just minutes away. Other lots are available within this estate community. Please inquire for details. (id:6769)

Listing Presented By:



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RE/MAX Landan Real Estate

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