

# \$479,900 - Lot 1 32 Street W, Rural Foothills County

MLS® #A2259182

**\$479,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.57 Acres

NONE, Rural Foothills County, Alberta

GREAT NEW PRICE!! This property is an incredible opportunity for anyone looking to build their dream home, located less than 10 minutes south of Calgary, close to Okotoks. It backs onto a small environmental reserve, offering beautiful natural surroundings and privacy. The site is conveniently near schools and a recreation center, making it family-friendly. Buyers have the option to choose their own builder, and there is a restrictive covenant in place to ensure the integrity and aesthetics of the subdivision. Utilities such as power, and gas are accessible at the property line, a good well is on the property and the east side of the lot has been professionally fenced with 3-rail fencing. Furthermore, there is no building commitment, providing flexibility in planning your future home. If you're interested, consider visiting the property to evaluate the lot and surroundings, researching potential builders for design options, and consulting a real estate agent familiar with the area for more detailed information.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2259182  |
| Price     | \$479,900 |
| Bathrooms | 0.00      |
| Acres     | 3.57      |
| Type      | Land      |



|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | Lot 1 32 Street W      |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 3P1                |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line |
|-----------|--------------------------------------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 56                   |
| Zoning         | CRA                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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