



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

288180 450 Avenue W
Rural Foothills County, Alberta

MLS # A2222816



\$2,500,000

Division:	NONE		
Cur. Use:	Agricultural, Horses		
Style:	-		
Size:	0 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	80.00 Acres		
Lot Feat:	Farm, Lake, Pasture, Views		

Heating:	Natural Gas	Water:	Spring, Well
Floors:	-	Sewer:	Septic Field
Roof:	Asphalt	Near Town:	Black Diamond
Basement:	-	LLD:	36-19-4-W5
Exterior:	Post & Beam	Zoning:	A
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan		

Major Use: Hobby Farm

Nestled in the heart of Alberta's rolling foothills, Heart Lake Ranch is an exceptional 80-acre property that embodies the spirit of Western living and rural charm. With panoramic views of the mountains and foothills, this fenced and well-pastured ranch offers a peaceful and picturesque setting just 12 minutes from the town of Diamond Valley. The recently renovated 1,656 sq. ft. main residence features four bedrooms, one bathroom, and a spacious kitchen and dining area ideal for entertaining. Inviting front and back porches provide the perfect vantage points to enjoy warm summer evenings and stunning sunsets. Set above a nearly 2-acre spring-fed, heart-shaped lake, the home enjoys a rare and beautiful vantage point surrounded by nature. Moose, elk, and deer are frequent visitors to the property, adding to the serenity and allure of this unique ranch. A charming 1908 homestead cabin remains as a nod to the area's rich history, offering both character and potential for future use. Outdoor enthusiasts will appreciate the property's close proximity to Kananaskis, where a multitude of recreational activities await year-round. Whether it's horseback riding, hiking, or fishing, adventure is never far from home. This is a rare opportunity to own a legacy property in one of Alberta's most desirable rural locales. Showings are by appointment only and must be accompanied by the listing agent. Heart Lake Ranch is more than a home—it's a lifestyle rooted in nature, heritage, and Western tradition.