



GRASSROOTS
REALTY GROUP

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

70029 7 Highway W
Rural Foothills County, Alberta

MLS # A2240295



\$2,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,307 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Gravel Driveway, Parking Pad, See Remarks		
Lot Size:	145.11 Acres		
Lot Feat:	Farm, Few Trees, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	17-20-1-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: 2- 115 Imperial Gallon Cisterns

Welcome to your dream country retreat, nestled on 145.11 acres in picturesque Foothills County. Perfectly set up for cattle, horses, or any four-legged friends you wish to raise, this property features mature trees, rolling pastures, and 180-degree unobstructed views of the Rocky Mountains and Foothills, offering the ultimate rural lifestyle—just minutes from Diamond Valley and Okotoks. The 1,300 sq. ft. bilevel home is warm and inviting, with five bedrooms and three full bathrooms, ideal for family living. Enjoy cozy evenings by the wood-burning fireplace, and host gatherings on the expansive outdoor patio and large back deck, where you can watch breathtaking sunsets over the hills. Families will also appreciate school bus service to both public and Catholic schools, ensuring convenient access to education while still enjoying the peace of country living. For livestock and equipment needs, the property is exceptionally well-equipped with a drive-through Quonset featuring horse stalls, a second Quonset ideal for equipment storage, and an additional shed for extra space. All outbuildings are powered with electricity, while stock waterers and strategically placed water hydrants ensure convenience and efficiency for your animals and operations. The land is cross-fenced, making it ideal for grazing and easy livestock management. This acreage offers the best of both worlds when it comes to location and accessibility. It sits along Highway 7, providing excellent year-round access for cattle, agricultural, or commercial operations. Moving livestock, hauling equipment, or transporting goods is effortless with the direct highway frontage—yet the home itself is set far enough back from the road, surrounded by mature trees and natural landscaping, creating a peaceful, private setting where you won't hear the traffic. There is also an opportunity to lease the land to

a neighboring farmer, offering potential supplemental income or an option for those who want to enjoy the rural lifestyle without actively farming the entire acreage. Ask for further details on leasing arrangements. This prime location offers the perfect balance of rural serenity and convenience, situated just minutes from Diamond Valley, Okotoks, and all essential amenities. From the "Back 40," you'll enjoy incredible panoramic views of the rolling Foothills and the majestic Rocky Mountains, creating a truly breathtaking backdrop for your country lifestyle. Whether you're looking for a working cattle operation, an equestrian setup, or a private countryside escape, this property is a rare find with endless potential. Don't miss this opportunity to own a true Foothills gem with room to grow, play, and thrive!