



GRASSROOTS
REALTY GROUP

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530 Avenue W
Rural Foothills County, Alberta

MLS # A2249717



\$1,300,000

Division: NONE

Lot Size: 149.73 Acres

Lot Feat: Pasture, Views

By Town: High River

LLD: 1-19-1-W5

Zoning: A

Water: Well

Sewer: -

Utilities: -

Nestled between the charming communities of High River and Longview, this exceptional 149+/- acre parcel offers a rare opportunity to own a piece of Alberta's natural beauty. With sweeping mountain views, gently rolling native grass pastures, and complete perimeter fencing, this private and peaceful property is the perfect canvas for your dream country home. Multiple building sites offer stunning vistas and endless potential, whether you're envisioning a quiet retreat or a working ranch. A strong 8 GPM water well is already in place, and with good neighbours nearby, you'll enjoy both seclusion and a sense of community. Ideally located just 10 minutes from High River, 15 minutes from Longview, 20 minutes from Okotoks, and only 35 minutes to South Calgary, you're never far from amenities while still embracing the tranquility of rural living.