



GRASSROOTS
REALTY GROUP

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Millarville, Alberta

MLS # A2256948



\$979,000

Division:	NONE
Lot Size:	40.00 Acres
Lot Feat:	Irregular Lot, Many Trees, Pasture, Seasonal Water, Views, Wooded
By Town:	-
LLD:	36-20-3-W5
Zoning:	A
Water:	Well
Sewer:	-
Utilities:	-

Welcome to a rare opportunity in the heart of Foothills County — 40 acres of pristine Alberta countryside just south of the Millarville Fair Grounds. This extraordinary property offers the perfect blend of open pasture, mixed forest, and rolling terrain, creating endless possibilities for your dream estate. Positioned on a quiet dead-end road, the land offers unparalleled privacy and serenity. With an established well already in place and multiple ideal building sites, it's ready for you to bring your vision to life. Whether you imagine a family homestead, a country retreat, or a legacy ranch, the setting is truly inspiring. The property is graced with spectacular Rocky Mountain views, daily visits from local wildlife — including deer, elk, moose, and vibrant bluebirds — and the kind of peace only found in Alberta's foothills. Despite its idyllic seclusion, the land is just minutes to Millarville, Diamond Valley, and only a short drive to Calgary via Stoney Trail. This is more than land — it's a lifestyle. Experience the tranquility of nature, the beauty of the mountains, and the freedom of 40 acres to call your own.