



GRASSROOTS
REALTY GROUP

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530 AVE W
Rural Foothills County, Alberta

MLS # A2269174



\$1,350,000

Division: NONE

Lot Size: 145.73 Acres

Lot Feat: Pasture

By Town: High River

LLD: 1-19-1-W5

Zoning: A

Water: Well

Sewer: -

Utilities: -

Commanding panoramic views of the Rocky Mountains, this extraordinary 145-acre parcel captures the very essence of Alberta's landscape — where the rolling foothills give way to timeless western horizons. Every direction offers a postcard view, from sunlit peaks to vast open pasture, making this a truly remarkable canvas for your dream estate, private ranch, or country retreat. Currently serving as open grazing land, the property features rich native grasses and gentle topography well-suited for horses or livestock, offering both beauty and practicality. Set in the heart of cowboy country, this land enjoys a rare balance of tranquility and accessibility. Ideally located just minutes from High River, Longview, and Okotoks, and only 35 minutes to South Calgary, it provides seamless access to the city while preserving the quiet rhythm of rural life. Excellent schools, shopping, and healthcare facilities are all within easy reach. Utilities border the property, and a drilled well is already in place, offering a head start on future development. Whether your vision is a refined country estate, working ranch, or strategic investment, this land delivers an unmatched combination of setting, scale, and mountain backdrop. The purchase price does not include GST; if applicable and the Buyer is not a GST registrant, GST shall be remitted to the Seller's lawyer on or before Completion Day. Access by permission only.