



GRASSROOTS
REALTY GROUP

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**Parkins Road
Rural Foothills County, Alberta**

MLS # A2284859



\$849,500

Division: NONE

Lot Size: 40.10 Acres

Lot Feat: -

By Town: Millarville

LLD: 13-21-4-W5

Zoning: Agricultural

Water: Well

Sewer: -

Utilities: -

Zoned for agricultural use, this 40.1 acres of land features approximately 13,000 -14,000 larch and evergreen trees planted about eight years ago. As they continue to mature, these trees can be replanted around a future residence and outbuildings to create a beautifully sheltered estate setting. A strong, flowing well is located on the east side of the property and provides continuous water flow when uncapped. Paved roads right to the driveway, this parcel allows for livestock, farming, and a future dwelling, giving you the freedom to design a lifestyle that suits your vision. Enjoy sweeping views of the rolling foothills, wide-open space, and the quiet charm of rural Alberta—perfect for those seeking privacy, tranquility, and a deep connection to nature. Located in the desirable Millarville area, the property is just a short drive to Calgary, Okotoks, and Diamond Valley, offering the ideal balance of rural living with convenient access to urban amenities. Nearby equestrian facilities, hiking trails, and vibrant small-town communities enhance the appeal of this sought-after location. This is an outstanding opportunity to own a spacious and versatile piece of land in one of Alberta's most desirable rural regions. Contact me today for more information. Directions: From Bragg Creek, take Hwy 762 toward Diamond Valley. Turn left (east) onto Parkins Road West. At the T-intersection, turn right and proceed toward 290259 Parkins Road, where the 40 acres is right across. My Sale sign and the gated entrance will be located 300 meters before that.