



GRASSROOTS
REALTY GROUP

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Range Road 22
Rural Foothills County, Alberta

MLS # A2171508



\$1,400,000

Division: NONE

Lot Size: 104.70 Acres

Lot Feat: -

By Town: Black Diamond

LLD: 27-20-2-W5

Zoning: INR

Water: -

Sewer: -

Utilities: -

Welcome to 104.7 acres of breathtaking beauty nestled along the serene Sheep River in Foothills County. Just an enchanting 18-minute drive to Okotoks and 6 minutes to Diamond Valley, this property boasts an exceptional location that combines tranquility with convenience. Imagine wandering through a harmonious blend of lush pastures and enchanting wooded areas, perfect for exploring. This land is a canvas for your dreams, inviting you to create a sanctuary of peace and natural beauty. Part of the property is elevated and offers stunning mountain views, making it an ideal spot for development or to build your dream home. The charming 1,200 sq ft barn awaits, ready to host magical gatherings and unforgettable celebrations. Equipped with two half baths, power, and heat, it's the ideal space to escape the elements while enjoying the company of friends and family. The potential for a stunning wedding venue or a vibrant community gathering spot is limitless! Currently zoned INR-Natural Resource Extraction with class 5 soil, this property offers endless possibilities for those looking to embrace the beauty of nature while creating lasting memories. Don't miss your chance to own this enchanting piece of land where dreams can flourish!