



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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Millarville, Alberta

MLS # A2300060



\$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 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 views of the Rocky Mountains, daily visits from local wildlife — including deer, elk, moose, and vibrant bluebirds — and the kind of peace only found in the Alberta’s foothills. Despite its idyllic seclusion, the land is just minutes to Millarville, Diamond Valley, and only a short drive to Calgary. 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.