



GRASSROOTS
REALTY GROUP

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**Parkins Road
Rural Foothills County, Alberta**

MLS # A2300111



\$849,900

Division: NONE

Lot Size: 40.10 Acres

Lot Feat: -

By Town: Millarville

LLD: 13-21-4-W5

Zoning: Agricultural

Water: Well

Sewer: -

Utilities: -

Discover the perfect canvas for your dream country estate on this exceptional 40.1-acre parcel in the highly sought-after Millarville area. Positioned to capture beautiful mountain views from the east side of the property, this unique offering provides the ideal setting to build a custom home surrounded by Alberta's breathtaking foothills landscape. Approximately 5,000 larch and evergreen trees, planted eight years ago, continue to mature throughout the property and offer a rare opportunity to create a private, park-like setting around a future residence, shop, barn, or other outbuildings. Thoughtfully incorporated into your plans, these trees can provide natural shelter, beauty, and privacy for years to come. A strong-flowing well is located on the east side of the property and delivers continuous water flow when uncapped. With paved roads leading directly to the driveway, access is convenient year-round. Zoned for agricultural use, the land offers flexibility for livestock, hobby farming, equestrian pursuits, or simply enjoying the space and freedom that acreage living provides. Take in sweeping foothills vistas, stunning sunsets, and the peace and quiet of rural Alberta while remaining within easy reach of Calgary, Okotoks, and Diamond Valley. Nearby riding facilities, hiking trails, and vibrant small-town communities further enhance the appeal of this desirable location. Whether you envision a luxury country home, an equestrian retreat, or a private family estate, this property offers a rare opportunity to create something truly special in one of Alberta's most desirable rural regions. Directions: From Bragg Creek, take Highway 762 toward Diamond Valley. Turn left (east) onto Parkins Road West. At the T-intersection, turn right and continue toward 290259 Parkins Road. The property is located directly across from this address. The gated entrance and For Sale sign are approximately 300 metres before reaching the residence.