



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

80+ Acres SE - 1 - 19 - 2 - W5
Rural Foothills County, Alberta

MLS # A2318866



\$1,375,000

Division: NONE

Lot Size: 80.80 Acres

Lot Feat: Meadow, Secluded, Views, Wooded

By Town: Black Diamond

LLD: 1-19-2-W5

Zoning: A

Water: Well

Sewer: -

Utilities: -

Prepare to be wowed by this extraordinary 80 acre parcel nestled in the highly desirable heart of the Alberta foothills, perfectly situated just south of Diamond Valley and north of Longview. Offering an exclusive, "top of the world" vantage point from its large sloping hillside, this property frames jaw-dropping, unobstructed, and unending panoramas of the rolling foothills and the majestic Rocky Mountains. This rare piece of Alberta countryside offers a stunning natural blend of native pasture, mixed forest, and rolling terrain, creating an idyllic habitat for local wildlife, including regular visits from deer, elk, moose, and vibrant song birds. It provides unmatched privacy, tranquility, and serenity, making it the ultimate canvas to build your luxury estate, a private country retreat, or a multi-generational legacy homestead. The premium infrastructure and utilities already in place save you significant development time and costs. A newly drilled and installed water well was recently tested and pumped at an impressive 10 gallons per minute, ensuring a proven, reliable water source. Utilities are readily available at the road along 530 Ave, allowing for a seamless connection. Property access is effortless thanks to a newly developed gravel driveway that leads securely onto the land. This driveway opens up to several potential, highly private building sites. The striking topography features multiple ideal building locations that are perfectly suited for a custom country dream home designed with a walkout basement to maximize the sweeping mountain views. This location offers the perfect balance of complete rural seclusion without sacrificing modern conveniences. The property sits just north of the warm and friendly Hamlet of Longview, where you will find a K-8 school, two gas stations, a post office, and one of the finest restaurants in the world. For broader amenities, you are an easy drive to the thriving town of Okotoks and High River. Additionally, you are only 30 minutes away from the world-class outdoor recreation, hiking trails, and pristine wilderness of Kananaskis Country. This is far more than just a parcel of land, it is an investment in a premium lifestyle. Experience the daily peace of nature, the rugged beauty of the mountains, and the absolute freedom of owning 80 acres of pristine Alberta soil. Properties of this caliber in this specific corridor are exceptionally rare and highly sought after. Purchase Price does not include GST. If GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Building permits would be required through the County. Please do not enter without permission.