

# \$1,400,000 - Range Road 22, Rural Foothills County

MLS® #A2171508

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Land on 104.70 Acres

NONE, Rural Foothills County, Alberta

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!



## Essential Information

MLS® #	A2171508
Price	\$1,400,000
Bathrooms	0.00
Acres	104.70
Type	Land
Sub-Type	Recreational
Status	Active

### Community Information

Address	Range Road 22
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0A5

### Additional Information

Date Listed	October 6th, 2024
Days on Market	195
Zoning	INR

### Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.