

\$1,300,000 - 530 Avenue W, Rural Foothills County

MLS® #A2249717

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Land on 149.73 Acres

NONE, Rural Foothills County, Alberta

Nestled between the charming communities of High River and Longview, this exceptional 149+/- acre parcel offers a rare opportunity to own a piece of Alberta’s natural beauty. With sweeping mountain views, gently rolling native grass pastures, and complete perimeter fencing, this private and peaceful property is the perfect canvas for your dream country home. Multiple building sites offer stunning vistas and endless potential, whether you're envisioning a quiet retreat or a working ranch. A strong 8 GPM water well is already in place, and with good neighbours nearby, you’ll enjoy both seclusion and a sense of community. Ideally located just 10 minutes from High River, 15 minutes from Longview, 20 minutes from Okotoks, and only 35 minutes to South Calgary, you’re never far from amenities while still embracing the tranquility of rural living.



Essential Information

MLS® #	A2249717
Price	\$1,300,000
Bathrooms	0.00
Acres	149.73
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	530 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

Exterior

Lot Description	Views, Pasture
-----------------	----------------

Additional Information

Date Listed	August 19th, 2025
Days on Market	6
Zoning	A

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.