

# \$850,000 - 290180 Parkins Road W, Millarville

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MLS® #A2191173

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 40.10 Acres

NONE, Millarville, Alberta

40.1 Acres of Prime Agricultural Land in  
Millarville – Build Your Dream Estate!

Welcome to a rare opportunity in the heart of Rural Foothills County! This 40.1 acre agricultural parcel offers endless possibilities – whether you’re looking to build your dream home, start a hobby farm, or invest in a serene countryside retreat.

Zoned for agricultural use, this property has approximately 14,000 Larch and Evergreen trees planted about 8 years ago that will mature over time that can be replanted around a new house and out buildings. A full flowing well is located on the east side of this property that has a continuous flow if the cap is removed. This land parcel allows for livestock, farming, and a future dwelling, giving you the flexibility to create a lifestyle that suits your needs. With stunning views of the rolling foothills, wide open space, and the charm of rural Alberta, this land is perfect for those seeking peace, privacy, and a connection to nature.

Located in the beautiful Millarville area, you’re just a short drive to Calgary, Okotoks and Diamond Valley making it convenient for both work and leisure. Enjoy nearby equestrian facilities, hiking trails, and small-town charm, all while having the freedom to develop your own slice of paradise.



Don't miss this incredible opportunity to own a spacious and versatile piece of land in one of Alberta's most sought-after rural communities! Contact me today for more details. Directions From Bragg Creek go to Hwy 762 to Diamond Valley - turn left - east on Parkins Road West, turn right at T intersection and look for 290200 Parkins Road. About 30 meters south is a access with For Sale sign at gate to the 40 acrs with all the small evergreen trees which "may" qualify for farm status.

### Essential Information

MLS® #	A2191173
Price	\$850,000
Bathrooms	0.00
Acres	40.10
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	290180 Parkins Road W
Subdivision	NONE
City	Millarville
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

### Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
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### Exterior

Lot Description	Cleared, Corner Lot, Open Lot, Pasture, See Remarks
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### Additional Information

Date Listed	January 31st, 2025
Days on Market	227

Zoning A

## **Listing Details**

Listing Office eXp Realty

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