

# \$8,750,000 - 12-20-4w5, Rural Foothills County

MLS® #A2256683

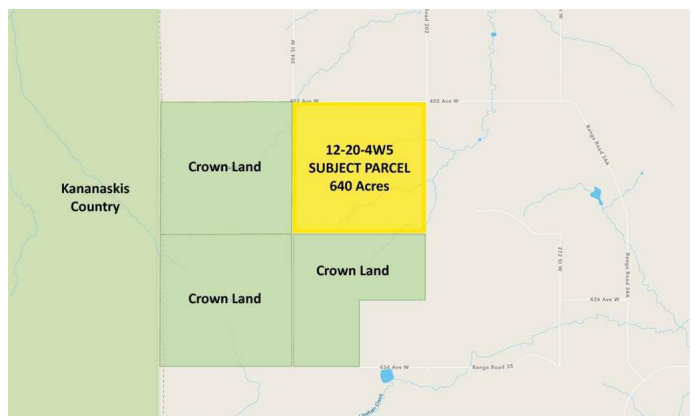
**\$8,750,000**

0 Bedroom, 0.00 Bathroom, 1,800 sqft

Agri-Business on 640.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to the RL7 Ranch, one of Southern Alberta's most exceptional ranch properties. This 640 acre deeded section of the RL7 Ranch is located on the Eastern Slopes of the Alberta Rockies, featuring lush native grassland, stands of mature spruce and aspen, picturesque benches and ridges with elevations ranging from 4370' to 4920'. Every part of the ranch offers commanding views of prominent Eastern Slope landmarks. Rich in varied water resources, there are numerous developed wells, flowing springs, and dugouts that are dispersed throughout the property. Newly established hay fields encompass 200 acres and the highly productive soils have never required synthetic fertilizers. This section of the RL7 Ranch is located in a prime natural corridor only one mile from 1500 square miles of Kananaskis Country, with no other housing or development on the Western or Southern boundaries, which both border Crown Land! This parcel is situated on the Eastern flank of John Ware Ridge, in an area made of larger holdings and absent of all oil and gas development. Resident wildlife includes elk, deer, moose, wild turkey, and bear, while waterfowl nest on the larger dugouts. There is abundant forage for both livestock and wildlife. The ranch has two well-updated homes, originally built in the 80's and 60's, that could be owner occupied or generate reliable rental income. The main house is ~1800sf w/ 3 beds & 3 baths & dbl attached



garage. The second house is ~1000sf w/ 3 beds & 1.5 baths. A large heated shop (2000sf) and a second equipment shed (2000sf) provide additional working/storage space. The fencing is robust, with significant updates, and there is a very complete livestock handling system. All infrastructure has been designed with an awareness and sensitivity to the land and responsible resource management, as well as maintaining the quality of operations for generations to come. The RL7 Ranch is located quietly away from major traffic, two miles from asphalt on well maintained Foothills County roads. Access is convenient to Hwy 22 South or Hwy 546 and this expansive ranch is only 9 minutes to Diamond Valley, 30 minutes to SW Calgary or 60 minutes to Calgary International Airport. It is exceptionally rare for a parcel of this size to come available, even rarer to be complete as a working ranch! This is an opportunity not to be missed!

### **Essential Information**

MLS® #	A2256683
Price	\$8,750,000
Bathrooms	0.00
Square Footage	1,800
Acres	640.00
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey Split
Status	Active

### **Community Information**

Address	12-20-4w5
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta

Postal Code T0L 1K0

### Amenities

Parking Double Garage Attached  
# of Garages 2

### Interior

Appliances See Remarks  
Heating Forced Air, Natural Gas

### Exterior

Lot Description See Remarks, Views, Farm, Native Plants, Pasture, Rolling Slope, Wooded

### Additional Information

Date Listed September 15th, 2025  
Days on Market 1  
Zoning A

### Listing Details

Listing Office Greater Calgary 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.