



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**Mountain Lion Drive
Rural Rocky View County, Alberta**

MLS # A2215687



\$1,500,000

Division:	NONE
Lot Size:	36.15 Acres
Lot Feat:	-
By Town:	Bragg Creek
LLD:	26-23-5-W5
Zoning:	R-RUR
Water:	Well
Sewer:	None
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Satellite

Sit back. Listen. What do you hear? The wind moving through the leaves. The calls of the birds in the trees. Perhaps the burble of water over stone. And? Nothing else at all! Nestled at the end of a tranquil cul-de-sac, this expansive 36 acre property offers unparalleled privacy and a pristine natural environment...yet is less than a 10 minute drive to the hamlet of Bragg Creek. The land boasts an untouched ecosystem with diverse terrain, including gentle slopes, a meandering seasonal creek, and dense forests of towering, ancient trees. Never logged, the property serves as a sanctuary for a rich variety of flora and fauna, making it an ideal retreat for conservationists and nature enthusiasts. The property's unique topography provides numerous opportunities for sustainable development, eco-tourism, or simply enjoying the silence and the serenity of nature. There are a variety of different building sites, some with views of the foothills and possibly mountains beyond. There is abundant water, with a good producing drilled well. All services are available at the lot line, there is even cell service (although it can be spotty on the drive up). Less than a 40 minute drive to Calgary, right next to the world-class Wintergreen golf course, a short drive to all the recreational opportunities of Kananaskis country; and yet you'll always feel like you've come home to your private paradise. There is a walking trail available to tour the land- contact for more details.