



GRASSROOTS
REALTY GROUP

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**West of RR 55 on TWP 303
Rural Bighorn No. 8, M.D. of, Alberta**

MLS # A2224205



\$2,559,900

Division:	NONE
Lot Size:	319.00 Acres
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Pasture, Sloped
By Town:	Cremona
LLD:	13-30-6-W5
Zoning:	AC
Water:	Well
Sewer:	-
Utilities:	Electricity, Natural Gas

RARE FIND!! 2 full quarter sections of land NW of Water Valley just on the edge of the MD of Bighorn. This property offers the perfect blend of wilderness, seclusion, and opportunity for outdoor enthusiasts, hunters, or anyone looking to build their private dream home. Located just 15 minutes northwest of Water Valley and 25 minutes south of Sundre, it's tucked away at the end of a quiet, no-through road. The south quarter (access via the north quarter) features varied topography, a creek running through, trails through the trees, an insulated cabin (gas stove for heat) with power, natural gas and an artesian well. The north parcel features private gated access with a well-built road running north to south right to the cabin and a cutline stretching east to west, making it easy to navigate. A dugout and approximately 6 acres of hay provide extra potential, while the balance of the north quarter is beautifully treed, ideal for hunting or exploration. With crown land nearby and just minutes from the Burnt Timber Recreation Area, this is a rare opportunity to own a secluded piece of paradise in the heart of nature on the edge of the MD of Bighorn. Parcels must be sold together, do not go on land without an agent please.