



**GRASSROOTS**  
REALTY GROUP

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**8, 5413 Highway 579**  
**Rural Mountain View County, Alberta**

**MLS # A2229394**



**\$309,900**

**Division:** Ridgeland

**Lot Size:** 2.88 Acres

**Lot Feat:** Many Trees, Near Golf Course, No Neighbours Behind, Sloped, Treed

**By Town:** Cremona

**LLD:** 20-29-5-W5

**Zoning:** 12

**Water:** None

**Sewer:** None

**Utilities:** Natural Gas at Lot Line

2.88 treed acres in the Upper Ridgeland subdivision minutes west of Water Valley and just off pavement. The property features towering spruce and poplar trees, is serviced with power, and has natural gas available at the property line. The sloping lot is ideal for building a walkout home with the perfect spot recent cleared. This subdivision is just west of the highly desirable community of Water Valley with an easy commute to Calgary. There is an older 2 bedroom cabin on concrete pilings (sold as is) which has potential for renovation into the perfect family retreat it once was or enjoy its rustic charm. Zoned R-CR1. Please do not go on the property without your favorite Realtor.