



GRASSROOTS
REALTY GROUP

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**24 Pears Road
Waiparous, Alberta**

MLS # A2243033



\$379,000

Division: NONE

Lot Size: 1.33 Acres

Lot Feat: -

By Town: Cochrane

LLD: -

Zoning: CR-GR

Water: -

Sewer: -

Utilities: Natural Gas Not Paid, Electricity, Natural Gas

Welcome to 24 Pears Road in Waiparous Alberta. This is a 1.33 acre treed lot is ready for someone to build their dream home here. Located 20 minutes NW of Cochrane and 35 Min NW of Calgary with close proximity to the Ghost Valley, Waiparous Valley and 275 acres of forested provincial crown land with trail systems accessed just up the street from this lot. The property has a power box and water well with 7 plus gpm. Natural gas runs past the property. Ghost river and Ghost River Valley area provide lots of place to explore. Call to view today