



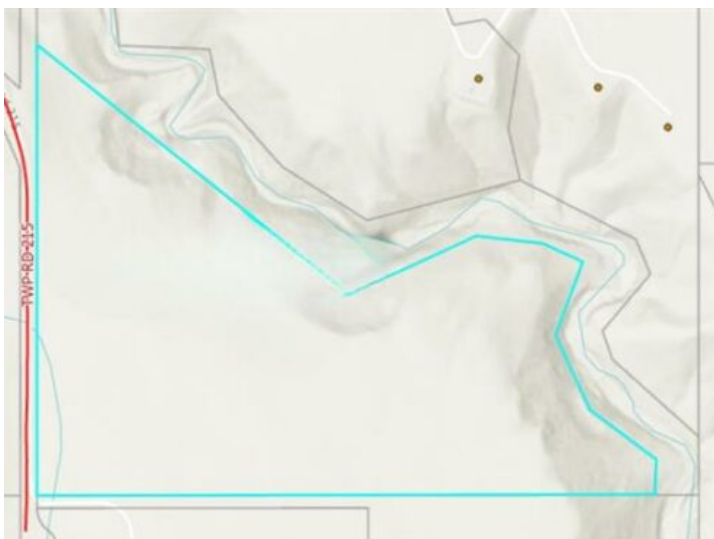
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**Township Rd 215**  
**Rural Wheatland County, Alberta**

**MLS # A2244795**



**\$799,900**

**Division:** NONE

**Lot Size:** 58.96 Acres

**Lot Feat:** See Remarks

**By Town:** Carseland

**LLD:** 28-21-26-W4

**Zoning:** T0J 0M0

**Water:** None

**Sewer:** -

**Utilities:** -

Endless possibilities await with this 58.96-acre parcel in Wheatland County! Featuring gently rolling terrain, gorgeous valley views, scenic coulees & wide-open spaces, this versatile property is perfect for building your dream acreage, starting a hobby farm, or creating a private recreational retreat. Ideally located just minutes from Carseland & a short drive to Strathmore or Calgary, it offers the perfect balance of rural tranquility & convenient access to nearby amenities. Future subdivision potential (subject to county approvals) makes this a fantastic investment. Approximately 40 acres consist of native unbroken prairie wool that is currently hayed, providing a unique opportunity to maintain the natural ecosystem while producing quality forage. Don't miss this rare opportunity to own nearly 60 acres in a prime location — book your showing today!