



GRASSROOTS
REALTY GROUP

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162148 1368 Drive W
Rural Foothills County, Alberta

MLS # A2246976



\$949,000

Division: NONE

Lot Size: 18.97 Acres

Lot Feat: -

By Town: Bragg Creek

LLD: 30-22-4-W5

Zoning: CR

Water: Well

Sewer: -

Utilities: -

Incredible opportunity to own a secluded piece of property just minutes from Bragg Creek which backs onto Crown Land which is currently leased. This property has two well, one at 6 gal. a minute & one at 1 gal. a minute. POSSIBLE WATERLINE TO BE INSTALLED SERVICING THIS ROAD. Being under 20 acres, this property is also available for non-Canadian residence. Seller has several proposed plans showing possibility of subdivision into 2, 3, 4, & 6 pieces - allowing for use & enjoyment now & options for the future. Approved area concept plan & proposed waterline info available on request. Electric & gas available to the lot line.