



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**Lot 4 Jamieson Road  
Rural Bighorn No. 8, M.D. of, Alberta**

**MLS # A2259831**



**\$699,000**

**Division:** NONE

**Lot Size:** 39.78 Acres

**Lot Feat:** -

**By Town:** Cochrane

**LLD:** 24-26-7-W5

**Zoning:** SH

**Water:** None

**Sewer:** None

**Utilities:** None

Escape to nearly 39.78 acres of pristine Alberta countryside where endless possibilities await. This Land is the perfect setting to build your dream home, enjoy outdoor recreation, or establish a hobby farm. With ample room to ride horses, graze cattle, or explore on your ATV, the land provides both adventure and tranquility in equal measure. A paved road brings you right to the property, ensuring year-round access. The landscape is a beautiful mix of open meadows, rolling hills, treed sections, and a natural creek, creating a rich and varied environment. For those who love the outdoors, a cat trail winds through the trees to the south side of the lot, leading up a gentle hillside. From there, you'll be rewarded with spectacular panoramic views across the valley and of the rugged mountain peaks on the horizon. Located just 20 minutes northwest of Cochrane and within 45 minutes of Calgary's city limits, this acreage strikes the perfect balance between peaceful seclusion and convenient access to town and city amenities. Outdoor enthusiasts will also appreciate the proximity to Crown land, only a couple of miles away, offering even more room to explore. Whether you're envisioning a country estate, a weekend getaway, or simply a private retreat surrounded by nature, this property delivers the space, scenery, and lifestyle you've been looking for.