



**GRASSROOTS**  
REALTY GROUP

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**Grand Valley Road  
Rural Rocky View County, Alberta**

**MLS # A2260437**



**\$675,000**

**Division:** NONE

**Lot Size:** 19.99 Acres

**Lot Feat:** -

**By Town:** Cochrane

**LLD:** 23-27-5-W5

**Zoning:** A-SMLp8.1

**Water:** Well

**Sewer:** -

**Utilities:** -

**TOP OF THE WORLD SETTING | 20 ACRES WITH BREATHTAKING VIEWS** Escape to Wide-Open Skies and Historic Ranch Surroundings on this incredible 20-acre parcel perched high above the Grand Valley, offering panoramic views of the Wildcat Hills that stretch South to the Rocky mountains. With a drilled well producing 6.5 gallons per minute and protein-rich native prairie pasture this land is ready to support your vision for quiet country living with historic ranchland as far as the eye can see. The gently sloping sunny hillside is ideal for building a natural walkout home with several ideal homesite locations. A creek and natural springs at the bottom of the property offer opportunities for natural wildlife habitat, watering livestock and endless adventures, from splashing in the creek to discovering nature's playground on your own land. With paved road access and school bus service, the property is only 20 minutes from Cochrane, balancing peaceful country living with nearby convenience. Zoned Agriculture Small Parcel, the land offers many possible uses, including the allowance of up to 8 animal units. Whether you dream of a private homestead, hobby farm, or simply a retreat surrounded by nature, this remarkable landscape is the perfect backdrop for your future.