



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

32521 Range Road 72
Rural Mountain View County, Alberta

MLS # A2264822



\$999,999

Division: NONE

Lot Size: 119.97 Acres

Lot Feat: Creek/River/Stream/Pond, Many Trees, Native Plants, No Neighbours B

By Town: Sundre

LLD: 35-32-7-W5

Zoning: AG

Water: Well

Sewer: Septic Field, Septic Tank

Utilities: -

****120-ACRE**** parcel, located west of Sundre, offers an exceptional opportunity to own property in the sought-after Bear Berry area and nearby CROWN LAND. The gently ROLLING terrain presents an ATTRACTIVE balance of open MEADOWS and mature WOODLANDS. The landscape BLENDS sunny meadows filled with thriving NATIVE grasses—excellent for livestock GRAZING—and dense WOODS comprised of EVERGREEN and DECIDUOUS trees, creating a lush canopy and natural shelter. Nestled within a clearing, you'll find a RUSTIC one-and-a-half-storey PANABODE LOG-STYLE cabin on a FULL concrete unfinished BASEMENT. It has complete services of: POWER, DRILLED WELL, and SEPTIC TANK with FIELD. Wildlife is commonly seen throughout the property, and the ever-shifting vista of the Rocky Mountains serves as a stunning backdrop year-round. SMITH CREEK quietly WINDS through the east side of this property, bordered by OPEN clearings and WOODED stretches that ATTRACT abundant wildlife. DEER, MOOSE, ELK, and WILD HORSES find shelter under the towering evergreens and leafy trees, while DUCKS and BIRDS flourish along the creek’s LIVELY banks. Coyotes, bears, and cougars occasionally pass through this TRANQUIL landscape. CROWM LAND is conveniently located LESS than half a mile from your property, offering easy access for unlimited RIDING, QUADDING, HUNTING and HIKING—a true gateway to the BACK COUNTRY with endless recreational possibilities. Whether you're SEEKING solitude in nature, hiking, fishing, or OBSERVING deer, elk, and even wild horses, the area offers unparalleled RECREATIONAL pursuits in a peaceful, pristine setting. This ONE- of – a- KIND property provides a remarkable canvas for your FUTURE and your PLANS—be it as a HOMESTEAD, a business venture, a PRIVATE RETREAT, a FARM, or INVESTMENT—giving you endless possibilities and lasting value. Investing in Alberta means investing in your future. ****Please note this property is in a wildlife corridor, and there is active hunting in the area during hunting season.**