



GRASSROOTS
REALTY GROUP

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

MLS # A2267712



\$699,000

Division: NONE

Lot Size: 20.67 Acres

Lot Feat: -

By Town: Cochrane

LLD: 10-28-5-W5

Zoning: A-SML

Water: Well

Sewer: -

Utilities: -

Discover the perfect balance of privacy, natural beauty, and convenience with this stunning 20-acre parcel located less than 20 minutes from Cochrane. This property offers a rare opportunity to build your dream home, hobby farm, or private retreat surrounded by Alberta's spectacular countryside. The land features a drilled well already in place, a mix of beautifully treed areas for privacy, and open meadows ideal for grazing, gardening, or future building sites. Multiple excellent build locations provide flexibility for designing your perfect layout and capturing panoramic views. Enjoy the best of both worlds — peaceful rural living with the convenience of paved road access right to the property. Whether you're looking to invest in land or create a custom estate, this acreage offers endless potential and exceptional value in a sought-after location. Don't miss your chance to own a piece of Alberta's natural beauty — the perfect canvas for your future vision.