



**GRASSROOTS**  
REALTY GROUP

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**42229 Weedon Trail  
Rural Rocky View County, Alberta**

**MLS # A2270949**



**\$649,000**

**Division:** NONE

**Lot Size:** 10.01 Acres

**Lot Feat:** -

**By Town:** Cochrane

**LLD:** 34-26-4-W5

**Zoning:** R-RUR

**Water:** Well

**Sewer:** -

**Utilities:** -

Discover the peaceful countryside at this 10+/- acres of beautiful land featuring breath-taking mountain views! This rare opportunity offers the perfect balance between peaceful rural living and unbeatable convenience. Located just minutes from Cochrane and a short drive from Calgary, this property gives you the rare opportunity to enjoy quiet country life without sacrificing urban accessibility. This place will be you a perfect setting for your future dream home! All essential services are available at the main road and the property already features a drilled well&mdash;an excellent head start for future development. Just down the road, you can find a Shell Gas Station for quick fuel and essentials, making everyday errands simple and stress-free at the intersection of Big Hill Springs Rd and HWY 22. Create your private retreat or hold as a long-term investment &ndash; either way, this property offers endless possibilities. Nature lovers will appreciate the easy access to Banff National Park, Kananaskis, and Alberta's finest outdoor destinations. Additionally HWY 567 takes you directly to Airdrie in about 21 minutes! Whether you seek tranquility, space, or a future building site, this piece of paradise has it all. Don't miss your chance to secure exceptional land in one of the most desirable rural areas of Rocky View County. GST may or may not be applicable.