



GRASSROOTS
REALTY GROUP

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**65 Acres Along Windridge Road
Rural Bighorn No. 8, M.D. of, Alberta**

MLS # A2272039



\$2,990,000

Division: NONE

Lot Size: 65.00 Acres

Lot Feat: -

By Town: Exshaw

LLD: 23-24-9-W5

Zoning: FD (FORESTRY DISTRICT)

Water: None

Sewer: -

Utilities: -

Discover an exceptional 65-acre mountainside property in the MD of Bighorn No. 8, offering rare scale and privacy in the heart of the Canadian Rockies. Perched on a dramatic slope, the land captures expansive, sweeping views of the surrounding Rocky Mountains in every direction. This remarkable parcel provides easy access to all major utilities, making future planning and development straightforward. Ideally located only 106 km from Calgary International Airport, it offers convenient access for both local and international buyers. The property sits just 40 km from Banff National Park and 16 km from Canmore, placing world-class recreation moments away. Zoned Forestry, the land allows for one dwelling and up to three outbuildings, along with several other authorized uses to support your vision. The natural landscape and breathtaking elevation make this an inspiring site for a signature home or long-term investment. Investors will appreciate the substantial future potential in an area known for its stability, beauty, and limited land availability. This is an excellent opportunity for those seeking a unique project or a legacy holding in a premier mountain region. USA and international buyers are welcome, as this property is exempt from federal foreign ownership restrictions. Make sure to check out the Drone Video for some excellent aerial footage of this exquisite parcel!