



GRASSROOTS
REALTY GROUP

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

Water Valley Twp Rd 294A
Rural Mountain View County, Alberta

MLS # A2272102



\$945,000

Division: Watervalley

Lot Size: 78.09 Acres

Lot Feat: -

By Town: Cremona

LLD: 28-29-5-W5

Zoning: A

Water: None

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Welcome to your own 78-acre wilderness sanctuary in beautiful Water Valley. There is easy access to commuter highways, yet the property is secluded on a local-traffic-only, dead-end road. It truly offers the best of both worlds: privacy with convenience. Located just 35 minutes northwest of Cochrane and one hour from Calgary, this parcel is also only 3 minutes from the Water Valley Community Centre, hardware store, and the iconic saloon. Outdoor enthusiasts will appreciate being less than 10 minutes to the Water Valley Golf Course, Winchell Lake, the Little Red Deer River. The landscape features a beautiful mix of mature evergreens and towering poplar trees, creating a peaceful setting for a country dream home, recreational retreat, or family legacy property. Although currently unserviced, natural gas and electricity are available at the property line, with potential for a water well. Zoned Agriculture, the parcel falls within the Water Valley/Winchell Lake Area Structure Plan and may offer subdivision potential. Buyers are encouraged to conduct their own due diligence and contact Mountain View County directly to explore all possibilities. This is your chance to secure a rare, expansive piece of Water Valley paradise.