



**GRASSROOTS**  
REALTY GROUP

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## Lot 5 Heritage Ranch Rural Cardston County, Alberta

**MLS # A2273021**



# \$188,500

**Division:** NONE

**Lot Size:** 3.01 Acres

**Lot Feat:** Brush, Many Trees, Native Plants, Open Lot, Secluded

**By Town:** Cardston

**LLD:** 9-1-27-W4

**Zoning:** GCR

**Water:** None

**Sewer:** None

**Utilities:** Natural Gas

Peace and tranquility can be found here at Heritage Ranch! A true nature lover's dream, this gated community features stunning views of Chief Mountain and is in close proximity to Police Lake/Rainbow Trout Fishing (15 minutes), Waterton Park, the US border (Duck Lake, St Mary Lake) and the Going-to-the-Sun Road... a day trip adventure awaits at any moment! The floral scent of the clean mountain air is absolutely intoxicating and you will be awed by the sounds and movement of the wildlife around you. A perfect location to place your RV and "get away from it all" or perhaps take it a step further and build your dream home in the woods! This lot is in the process of being serviced by the Chief Mountain Gas Co-op... so the new owner can take advantage of all the comforts and benefits of natural gas! There is a \$400 annual fee payable to the Heritage Ranch Landowners Association to maintain the roads and taxes are \$822/year. Dare to dream and call your favorite REALTOR® today for more details!