



**GRASSROOTS**  
REALTY GROUP

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**3, 5228 Highway 579**  
**Rural Mountain View County, Alberta**

**MLS # A2282234**



**\$264,900**

**Division:** Watervalley

**Lot Size:** 1.86 Acres

**Lot Feat:** Corner Lot, Corners Marked, Gentle Sloping, Many Trees

**By Town:** Cremona

**LLD:** 27-29-5-W5

**Zoning:** R-CR1

**Water:** Well

**Sewer:** None

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

Build your dream home in beautiful Water Valley on this 1.86 acre gem—the last lot in the subdivision—with paved access, a brand new well, and a gentle slope perfect for a walkout. The land is beautifully treed with aspen and poplar, and the west views look out over an expansive treed landscape that never gets old. Location is hard to beat: about 35 minutes NW of Cochrane, under an hour to Calgary International Airport, and only 15 minutes to Crown land when the outdoors are calling. And town life? Walking distance to the infamous Water Valley Saloon (stumbling distance if you choose), the hardware store which has EVERYTHING you need, the community hall with nonstop events and a challenging pickleball league, the library for crafts or book club, and the ODR for winter fun. Great lot. Great community. Big-time Water Valley spirit. Please do not access without permission.