



GRASSROOTS
REALTY GROUP

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17 Hidden Valley Close
Rural Clearwater County, Alberta

MLS # A2285501



\$185,000

Division: Cougar Ridge

Lot Size: 2.60 Acres

Lot Feat: -

By Town: Rocky Mountain House

LLD: 30-38-7-W5

Zoning: CR

Water: None

Sewer: None

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

Welcome to 17 Hidden Valley Close, a beautiful bare parcel located in the sought-after Cougar Ridge Estates, less than 15 minutes southwest of Rocky Mountain House. This executive rural residential subdivision features paved road access right to the driveway, offering year-round convenience and a refined, upscale setting. Ideally situated just off Highway 752, the property provides an easy commute into town while placing you minutes from Cow Lake and the endless recreation opportunities of the West Country. Whether you're envisioning a custom country home or a peaceful retreat, this location offers the perfect blend of privacy, scenery, and accessibility. Services including power and natural gas are available at the property line, helping to simplify the building process. Enjoy the freedom to design your ideal home in a quiet, well-planned subdivision surrounded by nature, yet still close to town amenities. An excellent opportunity to build in one of the area's most desirable rural communities.