



GRASSROOTS
REALTY GROUP

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13 Hidden Valley Close Rural Clearwater County, Alberta

MLS # A2285527



\$175,000

Division: Cougar Ridge

Lot Size: 2.64 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 13 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 offers paved road access right to the driveway, providing year-round convenience and an upscale rural setting. Ideally positioned just off Highway 752, the property offers an easy commute into town while enjoying excellent proximity to Cow Lake and the Clearwater River, with endless outdoor recreation opportunities throughout the West Country. This location blends privacy, natural beauty, and accessibility. Residents of Cougar Ridge Estates also enjoy shared community amenities, including a community hall located at the edge of the subdivision and a centralized rural mailbox pickup, adding both convenience and a strong sense of community. Services including power and natural gas are available at the property line, helping to streamline 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. For buyers seeking additional land, the adjoining parcel at 17 Hidden Valley Close is also available for purchase (MLS# A2285501), offering an excellent opportunity to expand your footprint within this desirable subdivision. An excellent opportunity to build in one of the area's most desirable rural communities.