



GRASSROOTS
REALTY GROUP

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2 Paradise Drive
Rural Cardston County, Alberta

MLS # A2294739



\$310,000

Division: NONE

Lot Size: 4.27 Acres

Lot Feat: -

By Town: Waterton Park

LLD: 22-2-29-W4

Zoning: GCR

Water: None

Sewer: -

Utilities: -

Escape to the beauty of Southern Alberta with this incredible 4.27 acre parcel located in Cardston County, just minutes from Waterton Lakes National Park. Surrounded by breathtaking mountain views and wide-open skies, this property offers the perfect setting to build your dream home or create your own private retreat. Vegetation on the site consists mainly of pastureland grasses with Green Ash, Manitoba Maple trees and Heritage Lilacs. Willow thickets and poplar stands exist along the valley slopes and within the Waterton River floodplain. The ebbs and flows of this gorgeous property allow for one to have privacy down low, or freedom up higher or even the possibility of a walk out basement. With plenty of space to design exactly what you envision, this undeveloped land is full of potential, whether you're looking for a peaceful getaway, a future family home, or a place to enjoy the quiet of country living. Enjoy exclusive access to a beautiful common area on the Waterton River perfect for making lasting memories with family and friends. Spend your days fishing, swimming, hiking, exploring, or simply relaxing, and cozy evenings by the fire beneath the stars. Take pleasure in the best of both worlds, serene rural surroundings with close proximity to one of Alberta's most treasured destinations, Waterton National Park. The Waterton River valley is a critical wildlife movement corridor and environmentally significant area. If you've been dreaming of space, views, and endless possibilities, this is your opportunity to make it a reality. Architectural controls and registered restrictive covenants are in place to maintain a cohesive, high quality community. Single family homes only (no mobile or move in homes), with design standards encouraging natural materials and earth tone finishes. The developer work closely with buyers to ensure home placement maximizes views while preserving the surrounding landscape, and is known for being approachable and easy to work with throughout the approval process. Residential use is prioritized, with limited home based business options subject to approval. Power and Gas are at the property line. One can put in a cistern or drill a well. Call your favourite REALTOR® today!