



**GRASSROOTS**  
REALTY GROUP

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**Heritage Ranch**  
**Rural Cardston County, Alberta**

**MLS # A2087042**



**\$300,000**

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**Division:** NONE

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**Lot Size:** 9.03 Acres

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**Lot Feat:** -

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**By Town:** Waterton Park

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

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**Zoning:** GCR

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Nestled right here in Southwestern Alberta, a mere stone's throw away from the awe-inspiring Waterton Lakes National Park, you'll discover a truly extraordinary 9-acre piece of land. This property is a haven for those who crave the great outdoors and revel in nature's wonders &ndash; a canvas to create your dream retreat. You'll be greeted by breathtaking panoramic views of Chief Mountain, a majestic presence on the horizon. These mountain vistas create a backdrop that's ever-changing, leaving you endlessly captivated and inspired. What's more, it's conveniently located near Lee Creek & Police Outpost Provincial Park, providing easy access to tranquil fishing spots, leisurely canoe and kayak excursions, and idyllic picnics by the water's edge. Plus, the vibrant town of Waterton, with its charming shops, eateries, and cultural gems, is just a short drive away, offering the best of both worlds. But here's the truly remarkable part &ndash; you have immediate access to a sprawling 10,000 acres of land, essentially a playground for every outdoor adventure you can imagine. From fishing and hunting to hiking and mountain biking on scenic trails, or even horseback riding through sprawling meadows, this property is an outdoor enthusiast's paradise, promising endless exploration and adventure. Opportunities like this are a rarity, so don't let this one slip away. It's a chance to turn dreams into reality.