



**GRASSROOTS**  
REALTY GROUP

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**6 Hidden Valley Close  
Rural Clearwater County, Alberta**

**MLS # A2144844**



**\$149,900**

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**Division:** Cougar Ridge

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**Lot Size:** 3.63 Acres

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**Lot Feat:** -

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**By Town:** Rocky Mountain House

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**LLD:** 30-38-7-W5

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**Zoning:** CR

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Building your dream home in the pristine Cougar Ridge Estates on a lot next to a green space that gives you the availability to design and develop a home with a walk-out basement on 3.63 acres. This building lot is a simple choice with endless access to the west country; walking trails and ten minutes from the Town of Rocky Mountain House with the bonus of only 4 minutes to Cow lake, will make you feel like your are living an endless holiday. Paved roads, serviced with power, natural gas, telephone line at the property line . Dry fire hydrant at the water reservoir across the street.