



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

78 Acres Range Road 52
Rural Mountain View County, Alberta

MLS # A2164921



\$1,149,900

Division:	NONE
Lot Size:	77.96 Acres
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Meadow, Native Plants, Near G
By Town:	Cremona
LLD:	23-29-5-W5
Zoning:	2
Water:	None
Sewer:	-
Utilities:	Electricity at Lot Line

Price improvement! Nestled in the small, welcoming community of Water Valley just 35 minutes NW of Cochrane, this 78-acre property features a beautiful mix of mature trees and open spaces, perfect for privacy and outdoor enjoyment. A charming creek winds through the land, enhancing the natural setting. With easy access off pavement, this property is located under 2km south from the 4 way stop in Water Valley and an hour on pavement from the Calgary airport. Whether you're looking to create a private estate, explore personal recreational uses, or pursue development opportunities, this property offers both natural beauty and investment potential. Situated in the Water Valley/Winchell Lake Area Structure Plan, this Agricultural parcel currently zoned AG 2, holds potential for future development with municipal approval (buyers please check directly with Mountain View County as to what is permitted). Power and gas to the property line. Please do not access the property without your favorite Realtor and be mindful of the horses on the property and wildlife.