



GRASSROOTS
REALTY GROUP

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**West of RR 55 Township 303
Rural Bighorn No. 8, M.D. of, Alberta**

MLS # A2173308



\$1,299,999

Division: NONE

Lot Size: 159.00 Acres

Lot Feat: -

By Town: Cremona

LLD: 13-30-6-W5

Zoning: AC

Water: -

Sewer: -

Utilities: -

This exceptional 159-acre property offers the perfect blend of wilderness, seclusion, and opportunity for outdoor enthusiasts, hunters, or anyone looking to build their private dream home. Located just 15 minutes northwest of Water Valley and 25 minutes south of Sundre, it's tucked away at the end of a quiet, no-through road. The land features private gated access with a well-built road running north to south and a cutline stretching east to west, making it easy to navigate. A dugout and approximately 6 acres of hay provide extra potential, while the balance of the property is beautifully treed, ideal for hunting or exploration. With crown land nearby and just minutes from the Burnt Timber Recreation Area, this is a rare opportunity to own a secluded piece of paradise in the heart of nature and the edge of the MD of Bighorn.