



**GRASSROOTS**  
REALTY GROUP

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**Water Valley**  
**Rural Mountain View County, Alberta**

**MLS # A2183073**



**\$1,088,888**

<b>Division:</b>	Watervalley
<b>Lot Size:</b>	74.92 Acres
<b>Lot Feat:</b>	Level, Many Trees, Meadow, Native Plants, Near Golf Course, Private, S
<b>By Town:</b>	Cremona
<b>LLD:</b>	22-29-5-W5
<b>Zoning:</b>	Part AG & Part CR
<b>Water:</b>	Well
<b>Sewer:</b>	None
<b>Utilities:</b>	-

Discover the limitless potential of this breathtaking 74.9-acre property in the charming community of Water Valley, AB. This incredible property offers a harmonious blend of towering trees and wide-open meadows, creating a peaceful, natural environment that's ready for your vision to take shape. With zoning that allows for both agricultural and residential use, the opportunities for this land are vast. Buyers are encouraged to check with Mountain View County to understand the full scope of potential uses. The property is easily accessible with a panhandle entrance from the main paved road, leading you through a picturesque, tree-lined pathway. Two drilled water wells are conveniently located near the centre of the land, offering an essential resource for any future plans. The mix of wooded areas and meadows provides the perfect balance of seclusion and open space, allowing for a wide range of potential uses. For those looking for a private escape or an investment in the future, this property offers an unparalleled opportunity. It's being sold "as-is," offering the freedom to design and develop according to your vision. The serene environment and versatile zoning make this a rare and coveted piece of real estate in the Water Valley area. Don't miss the chance to own your own slice of paradise &mdash; contact your Realtor today to schedule a walkthrough and experience the potential this incredible property has to offer.