

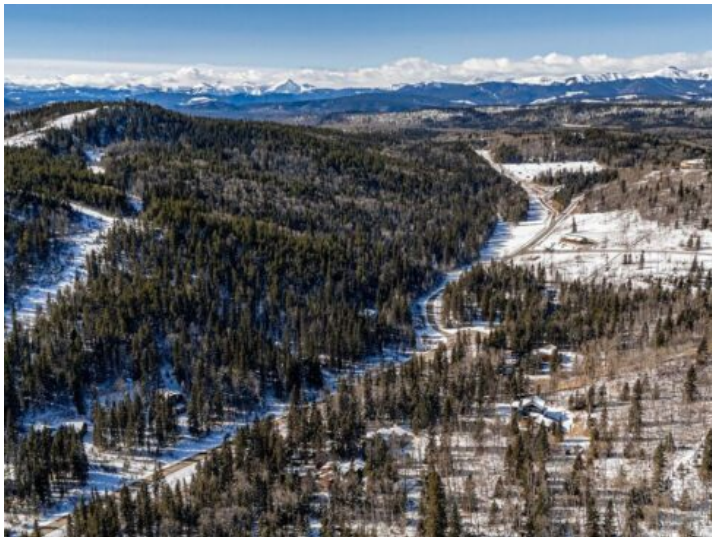


**GRASSROOTS**  
REALTY GROUP

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**Mountain Lion Drive  
Rural Rocky View County, Alberta**

**MLS # A2201630**



**\$530,000**

**Division:** Wintergreen

**Lot Size:** 2.00 Acres

**Lot Feat:** -

**By Town:** Bragg Creek

**LLD:** 25-23-5-W5

**Zoning:** R-CRD

**Water:** Public

**Sewer:** -

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Looking to escape the city? ~Welcome to 245 Mountain Lion Dr where Nature Awaits~ A rare opportunity to build your dream home on one of the last undeveloped lots in the subdivision. Just up the road from the Wintergreen Golf Course this majestic 2 Acre lot is a limitless blank canvas, home to variety of trees and wildlife. Backing to the old ski hill this lot has the ideal topography for a walk-out and allows for an assortment of architectural designs. There is no building commitment - you can get creative and start curating your vision immediately OR take your time and build in the future. This quiet community is located 5 minutes from the amenities of Bragg Creek; schools, childcare, shopping, dining, professional services. 30 minutes to Calgary. The convenience of services to the property line adds to the attraction of this location. Come take a walk in the woods and see all the potential this property has to offer!