



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!