

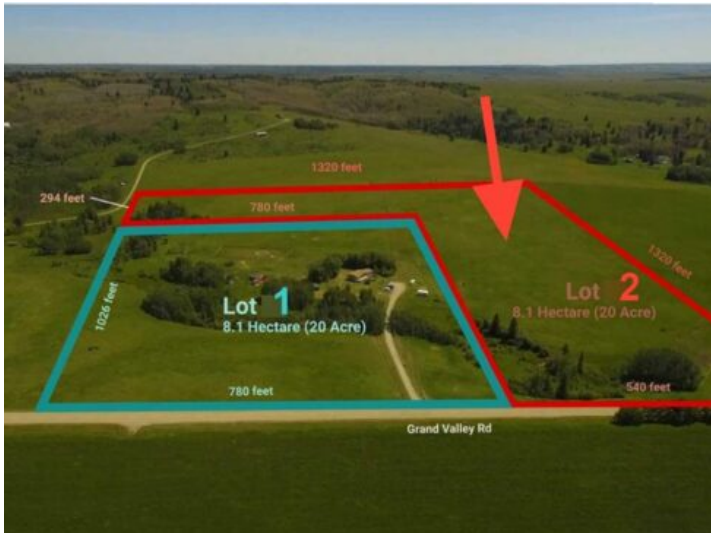


GRASSROOTS
REALTY GROUP

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Grand Valley Road Rural Rocky View County, Alberta

MLS # A2210430



\$699,900

Division: NONE

Lot Size: 19.99 Acres

Lot Feat: Cleared, See Remarks, Views

By Town: Cochrane

LLD: 23-27-27-W5

Zoning: AG Sml

Water: Well

Sewer: -

Utilities: Natural Gas

20-Acre Agricultural Property with Stream, Well, and Panoramic Views – A Rare Opportunity Nestled in the rolling countryside, this pristine 20-acre parcel is a rare gem, offering untouched pastureland that gently slopes down to a wooded area and the year-round Colback Stream. Owned by the same family for 28 years, the land has never been treated with fertilizers, no herbicides have been used either, making it ideal for organic farming – whether for vegetables, animal feed, or pasture. A new, tested well on site provides fresh, delicious water, and utility services are either on the property or conveniently located nearby. This exceptional piece of land presents a once-in-a-lifetime opportunity to build your dream estate or family home in a breathtaking rural setting. With zoning for Agricultural Small Holdings, the land supports up to four horses and offers tremendous versatility. Whether you envision a walk-out hillside home with sweeping pastoral views or a cozy country cottage, the natural terrain and peaceful surroundings offer the perfect canvas. You'll share a private entrance road with the warm and welcoming current owners – a retired couple with grown children, friendly dogs, and a couple of horses. School buses serve the area via paved Grand Valley Road, taking children to nearby Cochrane schools. Wildlife and natural beauty abound. Adjacent to two massive ranches spanning 17,000 acres and backing onto the Wildcat Hills, the area is teeming with elk, deer, swans, eagles, hawks, bluebirds, and more. In the spring, the distant hills come alive with the sight of hundreds of calves. If you're seeking serenity, sustainability, and space – with community spirit and breathtaking views – this property delivers. 'During our 28 years here, we have come to a deep appreciation of this land and the Grand Valley. We hope to stay here all of our lives. We love the dramatically beautiful valley, our view to the Wildcat Hills and of the mountain tops. In all its seasons, this is a great place to live. The scenic Grand Valley Road takes you to the 1A highway in 12 minutes. It is only 15 minutes in total to Cochrane. 30 minutes to Calgary. And Canmore is only 45 minutes from the acreage.'