



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

TWP 222 & RR 264
Rural Wheatland County, Alberta

MLS # A2210551



\$440,000

Division: NONE

Lot Size: 8.43 Acres

Lot Feat: -

By Town: Carseland

LLD: 16-22-26-W4

Zoning: AG

Water: Other

Sewer: -

Utilities: -

Discover the perfect canvas for your dream home on this 8.43 acre parcel. with mountain views and frames by mature trees that offer both beauty & privacy. This expansive, fully fenced lot provides ample room to bring your vision to life with the potential to design a custom, walk-out home that captures the surrounding natural beauty. Bordering the property is a creek (Western Irrigation District-WID) ensuring lush landscapes and endless possibilities for gardening or small scale agriculture. Imagine waking up to panoramic views & enjoying the peace of country living with convenient access to nearby amenities. Carseland is only a few minutes away and Calgary a short 20 minute commute. Highlighting the growth & future potential of the area, the property benefits from proximity to the up-and-coming commercial developments poised to bring new jobs, energy & attractions to the community -- De'Havilland Manufacturing close to Cheadle, CGC (Canadian Gypsum Company) & Goldfinch Industrial Park by Carseland and a Pea processing Facility. With a forward looking vision for economic growth these developments will add value to this location. Seller would consider seller financing for a short term. Power & Gas at the property line.