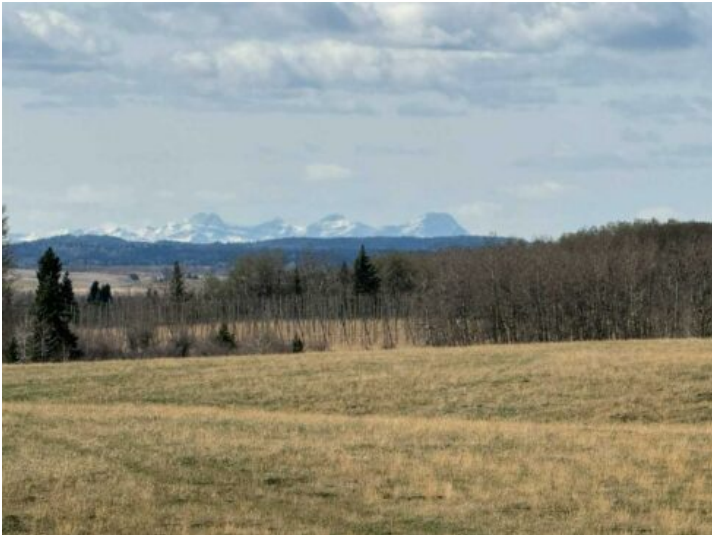


RR40 south of Twp Rd 293
Rural Mountain View County, Alberta

MLS # A2216785



\$849,900

Division:	NONE
Lot Size:	80.00 Acres
Lot Feat:	Farm, Near Golf Course, Pasture, Seasonal Water, Views
By Town:	Cremona
LLD:	13-29-4-W5
Zoning:	AG
Water:	Well
Sewer:	None
Utilities:	Electricity, Natural Gas

Don't miss this opportunity to own a beautiful piece of land with an amazing well in a great community! This fully fenced 80-acre parcel offers mountain views and total privacy, just 35 minutes from NW Calgary and 30 minutes northeast of Cochrane. Approximately 55 acres were previously seeded to hay, while the balance is cross-fenced and ideal for horse pasture. The land features gently rolling terrain with multiple excellent building sites—many of which are well-suited for a walkout home. A high-producing well is already in place (ran by generator). The west side of the property includes a seasonal creek, attractive rolling topography, and pockets of trees. Power and natural gas are available. Located near the end of a no-thru road. Please do not access the property without permission.