

**Township Rd 215  
Rural Wheatland County, Alberta****MLS # A2244795****\$799,900****Division:** NONE**Lot Size:** 58.96 Acres**Lot Feat:** See Remarks**By Town:** Carseland**LLD:** 28-21-26-W4**Zoning:** T0J 0M0**Water:** None**Sewer:** -**Utilities:** -

Endless possibilities await with this 58.96-acre parcel in Wheatland County! Featuring gently rolling terrain, gorgeous valley views, scenic coulees & wide-open spaces, this versatile property is perfect for building your dream acreage, starting a hobby farm, or creating a private recreational retreat. Ideally located just minutes from Carseland & a short drive to Strathmore or Calgary, it offers the perfect balance of rural tranquility & convenient access to nearby amenities. Future subdivision potential (subject to county approvals) makes this a fantastic investment. Approximately 40 acres consist of native unbroken prairie wool that is currently hayed, providing a unique opportunity to maintain the natural ecosystem while producing quality forage. Don't miss this rare opportunity to own nearly 60 acres in a prime location — book your showing today!