

**4 Wintergreen Way
Rural Rocky View County, Alberta****MLS # A2260408****\$375,000****Division:** Wintergreen**Lot Size:** 0.76 Acre**Lot Feat:** -**By Town:** Bragg Creek**LLD:** 25-23-5-W5**Zoning:** R1**Water:** Co-operative**Sewer:** Private Sewer**Utilities:** -

Opportunity awaits in this prestigious gated community next to Wintergreen Golf Course. One of only two undeveloped lots means it's one of the last chances to realize your vision in this bare land condominium development. This treed and slightly sloping 3/4 acre lot, backing onto the 18 fairway, can become your dream home. Community water and sewer save you from any well and septic headaches, and the roads are paved and cleared in winter. This tranquil location, only 30 minutes from Calgary, is only 5 minutes from the picturesque town of Bragg Creek and a mere 10 minutes to all the recreational opportunities of Kananaskis Country- hiking, biking, skiing, canoeing, fishing, and of course...golf!