

**21 HIDDEN VALLEY CLOSE  
Rural Clearwater County, Alberta****MLS # A2271647****\$189,900****Division:** Cougar Ridge**Lot Size:** 2.60 Acres**Lot Feat:** -**By Town:** Rocky Mountain House**LLD:** 30-38-7-W5**Zoning:** CR**Water:** None**Sewer:** -**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

2.60 acre parcel located in the executive style subdivision of Cougar Ridge Country Estates. This nicely sloped parcel offers options for a walk-out basement and provides views of the mountains. Existing shared approach and services available at the lot line. Cougar Ridge Country Estates offers pavement to your approach and moderate restrictive covenants. Nicely situated 15 minutes from Rocky mountain house and close proximities to Cow Lake, Cow lake campground, and Cow lake store and resort. Secure this lot today and be ready to build your dream home!