

\$1,399,000 - Mountain Lion Drive, Rural Rocky View County

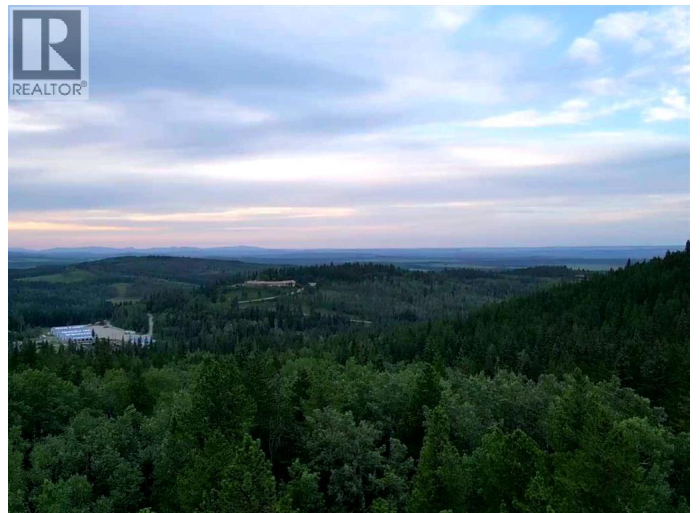
MLS® #A2215687

\$1,399,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 36.15 Acres

N/A, Rural Rocky View County, Alberta

****PRICE IMPROVEMENT AND NEW STREAMING VIDEO**** Sit back. Listen. What do you hear? The wind moving through the leaves. The calls of the birds in the trees. Perhaps the burble of water over stone. And? Nothing else at all! Nestled at the end of a tranquil cul-de-sac, this expansive 36 acre property offers unparalleled privacy and a pristine natural environmentâ€”yet is less than a 10 minute drive to the hamlet of Bragg Creek. The land boasts an untouched ecosystem with diverse terrain, including gentle slopes, a meandering seasonal creek, and dense forests of towering, ancient trees. Never logged, the property serves as a sanctuary for a rich variety of flora and fauna, making it an ideal retreat for conservationists and nature enthusiasts. The property's unique topography provides numerous opportunities for sustainable development, eco-tourism, or simply enjoying the silence and the serenity of nature. There are a variety of different building sites, some with views of the foothills and possibly mountains beyond. There is abundant water, with a good producing drilled well. All services are available at the lot line, there is even cell service (although it can be spotty on the drive up). Less than a 40 minute drive to Calgary, right next to the world-class Wintergreen golf course, a short drive to all the recreational opportunities of Kananaskis country; and yet youâ€™ll always feel like



youâ€™ve come home to your private
paradise. There is a walking trail available to
tour the land- contact for more details.
(id:6289)

Essential Information

Listing #	A2215687
Price	\$1,399,000
Bathrooms	0.00
Acres	36.15
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	Mountain Lion Drive
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T0L0K0

Listing Details

Listing Office	MaxWell Canyon Creek
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