

# \$1,149,900 - 78 Acres Range Road 52, Rural Mountain View County

---

MLS® #A2164921

**\$1,149,900**

0 Bedroom, 0.00 Bathroom,  
Land on 77.96 Acres

NONE, Rural Mountain View County, Alberta

Price improvement! Nestled in the small, welcoming community of Water Valley just 35 minutes NW of Cochrane, this 78-acre property features a beautiful mix of mature trees and open spaces, perfect for privacy and outdoor enjoyment. A charming creek winds through the land, enhancing the natural setting. With easy access off pavement, this property is located under 2km south from the 4 way stop in Water Valley and an hour on pavement from the Calgary airport. Whether you're looking to create a private estate, explore personal recreational uses, or pursue development opportunities, this property offers both natural beauty and investment potential. Situated in the Water Valley/Winchell Lake Area Structure Plan, this Agricultural parcel currently zoned AG 2, holds potential for future development with municipal approval (buyers please check directly with Mountain View County as to what is permitted). Power and gas to the property line. Please do not access the property without your favorite Realtor and be mindful of the horses on the property and wildlife.



## Essential Information

MLS® #	A2164921
Price	\$1,149,900
Bathrooms	0.00

Acres	77.96
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	78 Acres Range Road 52
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

### Amenities

Utilities	Electricity at Lot Line
Waterfront	Creek

### Exterior

Lot Description	Many Trees, Creek/River/Stream/Pond, Near Golf Course, Meadow, Native Plants, Pasture, Subdivided
-----------------	---

### Additional Information

Date Listed	September 13th, 2024
Days on Market	246
Zoning	2

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.