

# \$849,900 - Rr40 South Of Twp Rd 293, Rural Mountain View County

MLS® #A2216785

**\$849,900**

0 Bedroom, 0.00 Bathroom,  
Land on 80.00 Acres

NONE, Rural Mountain View County, Alberta

Don't miss this opportunity to own a beautiful piece of land with an amazing well in a great community! This fully fenced 80-acre parcel offers mountain views and total privacy, just 35 minutes from NW Calgary and 30 minutes northeast of Cochrane. Approximately 55 acres were previously seeded to hay, while the balance is cross-fenced and ideal for horse pasture. The land features gently rolling terrain with multiple excellent building sites—many of which are well-suited for a walkout home. A high-producing well is already in place (ran by generator). The west side of the property includes a seasonal creek, attractive rolling topography, and pockets of trees. Power and natural gas are available. Located near the end of a no-thru road. Please do not access the property without permission.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2216785         |
| Price     | \$849,900        |
| Bathrooms | 0.00             |
| Acres     | 80.00            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | Rr40 South Of Twp Rd 293   |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 0S0                    |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available |
|-----------|----------------------------------------------|

### Exterior

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Description | Farm, Near Golf Course, Pasture, Seasonal Water, Views |
|-----------------|--------------------------------------------------------|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 170           |
| Zoning         | AG            |

### 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.