

20.01 Acres Twp Rd 282
Rural Rocky View County, Alberta

MLS # A2179279



\$674,900

Division:	NONE
Lot Size:	20.01 Acres
Lot Feat:	Brush, Corners Marked, Gentle Sloping, Many Trees, Secluded, See Re
By Town:	Cochrane
LLD:	16-28-5-W5
Zoning:	A-SML
Water:	-
Sewer:	-
Utilities:	-

Discover the perfect opportunity to own 20 acres of pristine beautifully treed raw land. Located in the beautiful sought after area of Grand Valley. You will be secluded in the trees and nestled amongst the natural forest and grass land. This land offers endless potential for you to build your dream property. Land is a bit rolling and there are many many spots to choose to build your walkout home. Property is fenced down West and East sides. The zoning is Ag Small that permits 2 dwellings and an accessory building up to 10,010 square feet. Rockyview County bylaws permit 9 animal units on land this size. Enjoy seclusion and peace and quiet. Lots of birds and wild life and only a half mile off of pavement. Water Well is 5 gpm. Subject to final subdivision approval from Rockyview County and creating a separate title for this 20 Acres. Don't miss out come see today.