



GRASSROOTS
REALTY GROUP

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Township Rd 215
Rural Wheatland County, Alberta

MLS # A2244795



\$799,900

Division: NONE

Lot Size: 58.96 Acres

Lot Feat: See Remarks

By Town: Carseland

LLD: 28-21-26-W4

Zoning: T0J 0M0

Water: None

Sewer: -

Utilities: -

Endless possibilities await with this 58.96-acre parcel in Wheatland County! Featuring gently rolling terrain, gorgeous valley views, scenic coulees & wide-open spaces, this versatile property is perfect for building your dream acreage, starting a hobby farm, or creating a private recreational retreat. Ideally located just minutes from Carseland & a short drive to Strathmore or Calgary, it offers the perfect balance of rural tranquility & convenient access to nearby amenities. Future subdivision potential (subject to county approvals) makes this a fantastic investment. Approximately 40 acres consist of native unbroken prairie wool that is currently hayed, providing a unique opportunity to maintain the natural ecosystem while producing quality forage. Don't miss this rare opportunity to own nearly 60 acres in a prime location — book your showing today!