



**GRASSROOTS**  
REALTY GROUP

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**29 Hidden Valley Close  
Rural Clearwater County, Alberta**

**MLS # A2274105**



**\$189,900**

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**Division:** Cougar Ridge

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**Lot Size:** 2.29 Acres

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**Lot Feat:** -

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**By Town:** Rocky Mountain House

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**LLD:** 30-38-7-W5

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**Zoning:** Country Residential

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**Water:** None

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**Sewer:** -

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**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

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Located just west of Rocky Mtn. House, close to Cow Lake and all the opportunities the west country has to offer, you'll find the executive subdivision of Cougar Ridge Country Estates and this vacant acreage that's ready and waiting for you to build your next home on! With a beautiful mountain view and a nicely sloped 2.29 acres, there's an opportunity for a walk-out basement and plenty of space for a shop. Existing shared approach in place and power and natural gas are available at the property line plus there's the added bonus of pavement right to your driveway. Restrictive covenants have helped make this subdivision one of the nicest in the area!