



**GRASSROOTS**  
REALTY GROUP

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**33130 Township Road 241**  
**Rural Rocky View County, Alberta**

**MLS # A2287497**



**\$748,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	8.62 Acres
<b>Lot Feat:</b>	Gentle Sloping, Level, Near Golf Course, Seasonal Water, Views
<b>By Town:</b>	Calgary
<b>LLD:</b>	9-24-3-W5
<b>Zoning:</b>	A-GEN
<b>Water:</b>	Well
<b>Sewer:</b>	-
<b>Utilities:</b>	-

Create your dream home on nearly 9 acres of peaceful countryside, where panoramic Rocky Mountain views stretch endlessly to the west and a seasonal dry bed creek meanders through the property's lower western edge. This exceptional parcel offers the space and setting to design a custom estate tailored to your lifestyle, whether that includes horses or a hobby farm with a beautiful home nestled into the natural landscape. Plan your large garage or shop to be positioned for extra privacy between you and the neighbor to the north end. Perfectly located just 2.1 km west of Elbow Valley and only 7 km from the Calgary city limits, you'll enjoy the rare combination of tranquil rural living with effortless access to urban amenities. Spend your weekends exploring the trails and charm of Bragg Creek, or venture into Kananaskis Country and the majestic Rocky Mountains for year-round outdoor adventure, all just a short drive from your doorstep. Set within picturesque Rocky View County, this property offers an idyllic canvas to build a legacy home surrounded by nature, big skies, and mountain air, without sacrificing proximity to Calgary. PLEASE NOTE: All buildings and equipment shown in the photos belong to the adjacent property. There are no buildings or equipment on this parcel. The long shared driveway is owned by this property and the address # is approximate as the official emergency address, to be assigned by Rocky View County, will not be created until the new owner applies for a home development permit. Please do not walk the property without an approved showing time.