



GRASSROOTS
REALTY GROUP

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**TBD Township Road 204
Rural Vulcan County, Alberta**

MLS # A2290117



\$295,000

Division: NONE

Lot Size: 9.03 Acres

Lot Feat: Native Plants, Rolling Slope

By Town: Arrowwood

LLD: 28-20-23-W4

Zoning: SH - Small Holdings

Water: Well

Sewer: None

Utilities: Electricity, Natural Gas, Water

Welcome to this tranquil 9.03-acre +/- property, situated less than 5 kilometers from the charming village of Arrowwood. This unique parcel offers stunning views, overlooking the East Arrowwood Creek with beautiful coulee vistas to the west and expansive prairie landscapes to the north and east. With a drilled well already in place (15 GPM recommended pump rate) and a riser for gas and 25 kVA single phase fortis electricity service ready to go, this property presents a potential fantastic opportunity for development. Imagine building your dream home and enjoying peaceful mornings with coffee as the sun rises, or relaxing by the fire in the evenings while taking in the serene surroundings. Conveniently located just 45 minutes from Okotoks and 50 minutes from Calgary South Health Campus, this property combines rural tranquility with easy access to amenities. Arrowwood is a welcoming community offering a fantastic restaurant, ATB Agency, Coop Cardlock, hardware, tire shop, convenience store, as well as a pharmacy, clinic, library, and car wash. The area is known for its friendly residents and vibrant community events, making it a wonderful place to call home. Don't miss this incredible opportunity to own your own piece of countryside paradise. If you've been dreaming of acreage living with picturesque views and a supportive community, this could be the perfect place to make your vision a reality. Book a private showing today and start imagining the possibilities!