



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Range Road 55
Rural Mountain View County, Alberta

MLS # A2290384



\$1,890,000

Division: NONE

Lot Size: 160.00 Acres

Lot Feat: -

By Town: Sundre

LLD: 30-32-5-W5

Zoning: Ag

Water: Dugout, Well

Sewer: -

Utilities: -

****Rare Investment & Lifestyle Opportunity – Full Quarter Section Near Sundre**** Discover the exceptional potential of this full quarter section ideally situated on the southwest corner of Sundre, directly adjacent to established country residential and recreational developments. Offering a unique blend of agricultural productivity, future development potential, and natural beauty, this is a property that truly stands out. For generations, this land has been carefully maintained and utilized exclusively for farming and ranching, with no history of chemical pesticides or synthetic fertilizers, preserving the integrity and natural character of the property. Approximately 90 acres are currently productive hay land, complemented by a picturesque mix of mature trees, open meadows, and natural clearings that create an attractive and versatile landscape. The property's predominantly flat topography provides endless possibilities for agricultural operations, equestrian pursuits, recreational use, or future investment opportunities. Existing gravel deposits add further long-term value and potential income possibilities. Well-equipped for immediate use, the property features fencing and cross-fencing, a reliable water well, a dugout, and convenient access to utilities available at the property line. Excellent year-round access enhances both practicality and future development considerations. Perhaps most impressive are the stunning mountain views and proximity to Sundre's growing residential and recreational corridors. Whether you're looking to expand your agricultural holdings, create a private ranch estate, establish a recreational retreat, or secure a strategic land investment in a rapidly developing area, this remarkable quarter section offers a rare combination of location, natural beauty, and untapped potential. Opportunities to acquire a full quarter section of this caliber, with mountain views, infrastructure in place, and proximity to existing development, are becoming increasingly scarce. Invest in your future and explore the possibilities this exceptional property has to offer.