



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40, 29066 Range Road 52
Rural Mountain View County, Alberta

MLS # A2295520



\$474,900

Division: Winchell Lake Est

Lot Size: 6.75 Acres

Lot Feat: -

By Town: Cremona

LLD: 3-29-5-W5

Zoning: R-CR1

Water: None

Sewer: -

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

Escape to the peace and beauty of Water Valley with this exceptional 6.75-acre parcel, ideally located just minutes south of the welcoming community in Winchell Lake Estates. Situated within a well-established subdivision—where opportunities like this are rare—this property offers the perfect blend of privacy, nature, and convenience. **YOU MUST WALK THIS PROPERTY!!** It has the perfect gentle slope for a walkout - plenty of room for a shop. North half of the property up top is flat. Tons of mature spruce - private spot between two great neighbors (that you won't be able to see!) - you can put walking trails throughout! The land itself is beautifully treed with varied topography, creating a stunning natural setting and endless possibilities for your dream home. Whether you envision a walkout, a tucked-away cabin retreat, or a custom estate, there's room here to bring your vision to life. Enjoy nearby access to Winchell Lake, a stocked and aerated lake perfect for quiet afternoons of fishing and relaxation. Golf enthusiasts will appreciate being just minutes from the prestigious Water Valley Golf Course, one of the area's hidden gems. Despite the peaceful, rural setting, you're only a little over 30 minutes to Cochrane and under an hour to Calgary—making this the perfect balance of country living and accessibility. If you've been waiting for the right piece of land in a truly special community, this is it. Build your dream home and enjoy the space, privacy, and lifestyle you've been looking for. Services to the property line (property has none installed). Please do not access without gaining permission - blue flagging marks property lines.