



**GRASSROOTS**

REALTY GROUP

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30440 Range Road 35  
Rural Mountain View County, Alberta

MLS # A2300182



**\$379,900**

**Division:** NONE

**Lot Size:** 5.00 Acres

**Lot Feat:** Farm, Level, No Neighbours Behind, Views

**By Town:** Cremona

**LLD:** 30-30-3-W5

**Zoning:** CR

**Water:** None

**Sewer:** None

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, Sewer, Satellite Internet

Set in the peaceful Garfield area on Range Road 35 just north of Township Road 304, this private 5-acre parcel captures stunning unobstructed panoramic mountain views and a truly secluded feel. Tucked between farmers' fields with very few neighbors in sight, the setting offers a rare sense of privacy and open space, all while remaining within easy reach of Didsbury, Carstairs, and Cremona, and less than an hour from Calgary. Not located in a subdivision, this property offers the freedom to create a home or hobby farm that suits your vision. Power and gas are at the property line, and there is flexibility to drill a well wherever it best complements your future building site. An exceptional opportunity to enjoy the beauty of wide open prairie, spectacular mountain views, and the quiet charm of country living. Love the idea of buying a lot and building YOUR DREAM but the idea seems overwhelming or out of reach? There are programs that can help you purchase the land, bring in an RTM, modular or mobile and complete the services, and wrap it all into one mortgage package. Please reach out or have your agent reach out for more info.