



GRASSROOTS

REALTY GROUP

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**RR 35 North of TWP 304
Rural Mountain View County, Alberta**

MLS # A2300182



\$399,900

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.