

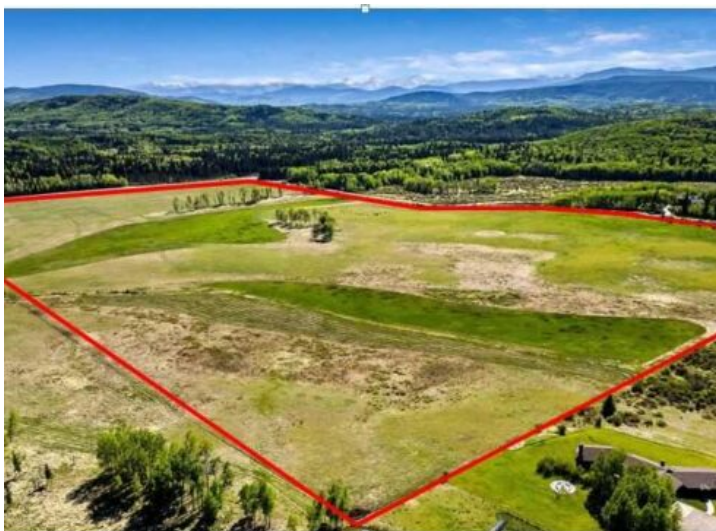


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**West Bragg Creek Road
Rural Rocky View County, Alberta**

MLS # A2315818



\$2,680,000

Division: NONE

Lot Size: 89.38 Acres

Lot Feat: -

By Town: Bragg Creek

LLD: 14-23-5-W5

Zoning: A-SML

Water: None

Sewer: -

Utilities: -

LAND ONLY.... 89.38+ acres of prime property just minutes from Bragg Creek. Located within the heart of the West Bragg Creek Area Structure Plan, this land offers an exceptional opportunity for country living, development, or summer pasture. The property features excellent road access from West Bragg Creek Road and RR 52. Surrounded by the beauty of the Kananaskis, rolling hills, and local wildlife, it represents a unique and inspiring investment opportunity. Please note that there are currently cattle grazing on the land. For this reason, we kindly ask that you do not walk or drive on the property without prior permission. Property Details: - Legal Description: SW Section 14, Township 23, Range 5, W of 5 - Size: 89.38 acres Please call for further details or to arrange a viewing.