



**GRASSROOTS**

REALTY GROUP

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**RR40 South Of Twp Rd 293  
Rural Mountain View County, Alberta**

**MLS # A2316197**



**\$899,000**

**Division:** NONE

**Lot Size:** 80.00 Acres

**Lot Feat:** -

**By Town:** Cremona

**LLD:** 13-29-4-W5

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** -

Discover the possibilities on this rare 80-acre opportunity in the great community of Dogpound - private, scenic, and perfectly positioned for an easy commute to Calgary, Cochrane, Airdrie or Sunde. This fully fenced parcel offers mountain views, gently rolling terrain, and multiple prime building sites, many ideal for a walkout home. Approximately 55 acres were previously seeded to hay, while the balance is cross-fenced - excellent for horses or rotational grazing. A high-producing well is already in place with power and natural gas available nearby. The west side of the property features a seasonal creek, attractive rolling topography, and pockets of trees that add shelter, privacy, and character. Located near the end of a no-thru road - an ideal place to build, settle in, and enjoy the freedom of living on a quiet piece of land. Please do not access the property without permission.