



GRASSROOTS
REALTY GROUP

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261 Range E
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2321430



\$549,000

Division: NONE

Lot Size: 43.92 Acres

Lot Feat: -

By Town: Stavely

LLD: 12-14-26-W4

Zoning: A

Water: Well

Sewer: -

Utilities: -

Prime Real state opportunity that borders Clear Lake Reservoir, 8 miles east of Stavely, Alberta or south of Calgary in 75 minutes . This 43.9 acre property features hills overlooking Clear Lake Reservoir, offering high and dry building sites with excellent views of both the lake and mountains . Significant infrastructure is already in place, fully fenced pasture for cattle, horses and includes power and a producing water well .Opportunity to build your log cabin, your primary residence or just setup your camp site. Where else can one attain 43 acres with this privacy ,water and mountain views, with the opportunity to fish ,kayak ,paddle or simply hangout with the family and setup your campfire to watch the sunsets all within 75 minutes south of Calgary on pavement. Directions : Straight East of Stavely from Highway # 2 for 8 miles to 261 Range Road and South 1/4 mile East side of road right along the waters edge.