



GRASSROOTS

REALTY GROUP

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**3208 Township Road 75
Rural Cypress County, Alberta**

MLS # A2322907



\$5,600,000

Division: NONE

Lot Size: 1278.00 Acres

Lot Feat: Near Golf Course, Near Ski Hill, Views

By Town: Medicine Hat

LLD: 34-7-3-W4

Zoning: A2, Agriculture

Water: Well

Sewer: -

Utilities: -

Strawberry Hill Ranch - 1,278 Contiguous Acres of Exceptional Cypress Hills Ranch or Recreational Land. Discover one of the most stunning private ranch properties in Alberta. This 1,278-acre masterpiece offers multiple elevated build sites with breathtaking panoramic views of the iconic Cypress Hills. One of the highest points between Labrador and The Rockies! Perfect for those seeking a legacy property, this land is ideal for a private generational estate or a custom luxury ranch retreat. Enjoy effortless access to world-class recreation while remaining beautifully private. Property Highlights: • Multiple elevated potential homesites with sweeping panoramic views • Reliable well, natural springs & seasonal creeks • Natural gas and power already on site • Highly private setting with abundant wildlife • Year-round recreational opportunities (hiking, hunting, horseback riding, and more) • Just 9 km to Elkwater Park Golf Club • 15 km to Hidden Valley Ski Resort • 17 km to Elkwater Townsite & Lake • 60 km to Medicine Hat • 70 km to the Montana Border Ready to build your dream? Partner with an award-winning custom home builder who knows this property intimately and is prepared to create your forever legacy home. Whether you're looking for a private family compound or an exclusive ranch oasis, Strawberry Hill Ranch offers a rare opportunity to own a piece of Alberta's most beautiful landscape in a location that truly delivers both seclusion and convenient access to amenities and recreation.