



GRASSROOTS

REALTY GROUP

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31435 Range Road 62
Rural Mountain View County, Alberta

MLS # A2323032



\$614,000

Division: NONE

Lot Size: 19.99 Acres

Lot Feat: -

By Town: Sundre

LLD: 26-31-6-W5

Zoning: AG 2

Water: None

Sewer: -

Utilities: Natural Gas at Lot Line

Properties like this are incredibly hard to find and rarely come to market. Tucked away on a quiet dead-end road in the highly sought-after Nitchi Valley SW of Sundre, this stunning 20-acre parcel offers the perfect combination of privacy, natural beauty, and future potential. Featuring breathtaking mountain views, a beautiful mix of mature trees and open clearings, and multiple access roads throughout the property, you'll have endless options for building your dream home. The gentle natural slope creates the perfect setting for a walkout design, allowing you to take full advantage of the spectacular views and landscape. Infrastructure is already in place with a 30' x 40' insulated shop built by Integrity Structures, complete with a pad-mounted transformer, while natural gas is available at the property line, making future development even easier. For those looking to enjoy the property right away, there is an existing RV deck where you can simply pull in your RV and start enjoying everything this incredible setting has to offer, along with a cabin tucked amongst the trees—perfect as a weekend retreat, guest space, or storage while planning your future build. Located across the road from Crown land and surrounded by Alberta's natural beauty, this property is a dream for outdoor enthusiasts. Enjoy easy access to hiking, horseback riding, hunting, ATV trails, and endless exploration right from your doorstep. Whether you're envisioning a mountain-view estate, a recreational getaway, or a peaceful year-round residence, this remarkable property offers a rare opportunity to own a truly special piece of land.