



GRASSROOTS

REALTY GROUP

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32103 Badger Road
Rural Rocky View County, Alberta

MLS # A2324830



\$625,000

Division: NONE

Lot Size: 4.67 Acres

Lot Feat: -

By Town: Calgary

LLD: 10-25-3-W5

Zoning: RR

Water: Well

Sewer: None

Utilities: Electricity at Lot Line

Dreaming of owning your own piece of the countryside? This exceptional 4.67-acre parcel offers breathtaking panoramic views of rolling farmland and is perfectly positioned at the end of a private driveway, providing the ideal balance of privacy and convenience—just 10 minutes from both Calgary and Cochrane. Nestled in the highly sought-after Bearspaw community, this picturesque property showcases stunning views of a treed bluff, expansive agricultural landscapes, and endless Alberta skies. With a well, natural gas, and electricity already on site, much of the groundwork has been completed, making it easy to start planning and building your dream home. Opportunities like this are rare. Combining an ideal acreage size, spectacular views, existing services, and an unbeatable location close to city amenities, this is your chance to create the country lifestyle you've always envisioned.