



GRASSROOTS
REALTY GROUP

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**TBD Namaka Drive
Namaka, Alberta**

MLS # A2325942



\$525,000

Division:	NONE
Lot Size:	18.04 Acres
Lot Feat:	Backs on to Park/Green Space, Cleared, Many Trees, Meadow, No Neig
By Town:	Namaka
LLD:	16-23-24-W4
Zoning:	AG
Water:	-
Sewer:	-
Utilities:	-

Escape the hustle without sacrificing convenience on this exceptional 18.04-acre parcel in the peaceful community of Namaka, just 15 minutes to Strathmore and 35 minutes to Calgary's city limits. Whether you've been dreaming of building your forever home, starting a hobby farm, or simply enjoying the freedom that comes with wide-open spaces, this property offers the perfect canvas. With electricity and natural gas already at the property line, a drilled well, two approaches for convenient access, a storage building, and approximately 5 acres already fenced, much of the groundwork has been completed so you can focus on bringing your vision to life. Surrounded by mature trees and endless prairie skies, you'll enjoy the peace, privacy, and slower pace that only country living can offer. Design the custom home you've always wanted, build the shop you've been dreaming about, create space for animals, gardens, toys, and family gatherings—all while enjoying fresh country air and spectacular Alberta sunsets. Outdoor enthusiasts will love being just minutes from Eagle Lake and Namaka Lake, where recreation, fishing, boating, wildlife, and birdwatching are all part of everyday life. Nearby Namaka Lake is an 885-acre Crown-managed wetland and is internationally recognized as an exceptional habitat for migratory birds and wildlife, making this a paradise for nature lovers, photographers, hunters, and anyone who appreciates the beauty of Alberta's natural landscape. If you've been searching for the perfect balance of rural tranquility and city convenience, this remarkable property offers the opportunity to create the lifestyle you've always imagined. Your dream home deserves a dream setting—welcome to Namaka!