



GRASSROOTS
REALTY GROUP

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**11 Ghost Country Place
Waiparous, Alberta**

MLS # A2334092

\$500,000

Division: NONE

Lot Size: 7.93 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CR

Water: -

Sewer: -

Utilities: -

Just under 8 acres of untouched natural beauty, this extraordinary property sits along the west edge of the storybook Village of Waiparous, offering a setting so peaceful and picturesque it feels like stepping into another world. Surrounded by towering evergreens, rich soil, protected natural springs, and abundant wildlife, this land is the perfect canvas for your dream retreat. Wake up to mountain views, spend your days exploring endless hiking trails, fishing in pristine waters, or wandering down to the nearby Waiparous Creek, all just a short walk from your doorstep. With power already at the property line, the groundwork is set for you to build the getaway you've always imagined. Whether you envision a cozy cabin tucked into the trees or a stunning estate overlooking the foothills, this land offers the privacy, tranquillity, and inspiration to make it real. All of this is only 25 minutes from Cochrane and one hour from Calgary, giving you the rare luxury of total seclusion without sacrificing convenience. Opportunities like this don't come twice. This is more than land, it's a lifestyle, a sanctuary, and a dream waiting to be lived.