



GRASSROOTS
REALTY GROUP

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62043 40 Highway
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2339632



\$3,000,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,277 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Front Drive, Gravel Driveway		
Lot Size:	160.00 Acres		
Lot Feat:	Brush, Many Trees, No Neighbours Behind, Private, Sloped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	35-26-6-W5
Exterior:	Wood Frame	Zoning:	AC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: N/A

160 ACRES. PRIVACY. NATURAL BEAUTY. UNLIMITED POTENTIAL. This is a rare opportunity to own 160 acres of beautiful Alberta countryside in the M.D. of Bighorn, where mature forest, open pasture/grassland, rolling terrain and natural beauty come together to create an exceptional private setting. Located along the Highway 40 corridor north of Cochrane, this property puts you at the gateway to the spectacular Ghost River, Waiparous and Rocky Mountain recreational areas, while remaining within easy reach of Cochrane and Calgary. The surrounding area is renowned for its large private holdings, mountain scenery and access to year-round outdoor recreation. Ghost Lake and its recreational opportunities are nearby, while Canmore and Banff are accessible via the Bow Valley corridor. The property itself offers a wonderful mix of treed and open land, providing plenty of room for recreation, horses, livestock, a private country retreat or the creation of a future estate. The existing 1,277 sq. ft. walkout bungalow two-storey features 2 bedrooms, 1 full bathroom and 1 half bathroom, a spacious family room, kitchen, dining area, living room with wood-burning fireplace, den and two large upper decks. The home requires significant updating and repair and is being offered in its current condition, with the value and opportunity primarily in the land. An attached double garage, two wells and septic system are already in place. The property is accessed by private road and there are no neighbors in site. Whether your vision is a private recreational retreat, farming property, family escape, hunting base or a spectacular future country estate, this is an opportunity to secure a substantial piece of Alberta's foothill country and create something truly your own. Come for the land, bring your vision, and make this extraordinary 160-acre property your own.

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