



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

29436 Range Road 54 A
Rural Mountain View County, Alberta

MLS # A2348183



\$449,900

Division:	NONE
Lot Size:	8.03 Acres
Lot Feat:	Corner Lot, Gentle Sloping, Level, Many Trees, Native Plants, No Neigh
By Town:	Cremona
LLD:	29-29-5-W5
Zoning:	AG
Water:	Well
Sewer:	-
Utilities:	Electricity, Natural Gas

8.03 acres tucked into the beautiful Little Red Deer River Valley, just minutes west of Water Valley—one of the prettiest little communities within an hour of Calgary. Towering spruce, mature forest and plenty of new growth create a wonderfully private setting, with the Little Red Deer River within walking distance. It feels tucked away from everything while still being easy to get to. Being just minutes from Water Valley means you're also close to the conveniences of the community, including two restaurants, the library, liquor store, hardware store and Community Hall. There is already a well on the property with a hand pump that, after sitting unused for years, still produced clear-looking, odorless water (water quality has not been tested). Power and natural gas is available at the property line, and two established firepit areas give you great spots to gather, relax and enjoy the trees. This would make a fantastic recreational getaway—bring the camper and start enjoying it right away—or explore the possibilities of putting down some roots and building a home surrounded by the forest. There are some gentle (and not so gentle) areas with a perfect slope for a walkout. This property is a very neat previous church camp with several older buildings from the camp tucked throughout the property, including three unique little A-frame cabins, a good-sized Quonset with a concrete floor, an old mess hall with a concrete floor and another charming old cabin. The buildings are older and some have been impacted by fallen trees and time, but many still have plenty of character and potential to be revitalized by someone handy. A beautiful piece of land with proven water, trees, privacy and room to make it your own. This is the kind of property you need to experience to really appreciate! Please do not enter the property without your favorite agent.