

# \$849,900 - Rr40 South Of Twp Rd 293, Rural Mountain View County

MLS® #A2216785

**\$849,900**

0 Bedroom, 0.00 Bathroom,  
Land on 80.00 Acres

NONE, Rural Mountain View County, Alberta

Don't miss this opportunity to own a beautiful piece of land with an amazing well in a great community! This fully fenced 80-acre parcel offers mountain views and total privacy, just 35 minutes from NW Calgary and 30 minutes northeast of Cochrane. Approximately 55 acres were previously seeded to hay, while the balance is cross-fenced and ideal for horse pasture. The land features gently rolling terrain with multiple excellent building sites—many of which are well-suited for a walkout home. A high-producing well is already in place (ran by generator). The west side of the property includes a seasonal creek, attractive rolling topography, and pockets of trees. Power and natural gas are available. Located near the end of a no-thru road. Please do not access the property without permission.



## Essential Information

MLS® #	A2216785
Price	\$849,900
Bathrooms	0.00
Acres	80.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Rr40 South Of Twp Rd 293
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0S0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
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### **Exterior**

Lot Description	Views, Farm, Near Golf Course, Pasture, Seasonal Water
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### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	128
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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