

\$1,399,000 - Mountain Lion Drive, Rural Rocky View County

MLS® #A2215687

\$1,399,000

0 Bedroom, 0.00 Bathroom,
Land on 36.15 Acres

NONE, Rural Rocky View County, Alberta

****PRICE IMPROVEMENT AND NEW STREAMING VIDEO**** Sit back. Listen. What do you hear? The wind moving through the leaves. The calls of the birds in the trees. Perhaps the burble of water over stone. And? Nothing else at all! Nestled at the end of a tranquil cul-de-sac, this expansive 36 acre property offers unparalleled privacy and a pristine natural environmentâ€”yet is less than a 10 minute drive to the hamlet of Bragg Creek. The land boasts an untouched ecosystem with diverse terrain, including gentle slopes, a meandering seasonal creek, and dense forests of towering, ancient trees. Never logged, the property serves as a sanctuary for a rich variety of flora and fauna, making it an ideal retreat for conservationists and nature enthusiasts. The property's unique topography provides numerous opportunities for sustainable development, eco-tourism, or simply enjoying the silence and the serenity of nature. There are a variety of different building sites, some with views of the foothills and possibly mountains beyond. There is abundant water, with a good producing drilled well. All services are available at the lot line, there is even cell service (although it can be spotty on the drive up). Less than a 40 minute drive to Calgary, right next to the world-class Wintergreen golf course, a short drive to all the recreational opportunities of Kananaskis country; and yet youâ€™ll always feel like



youâ€™ve come home to your private paradise. There is a walking trail available to tour the land- contact for more details.

Essential Information

MLS® #	A2215687
Price	\$1,399,000
Bathrooms	0.00
Acres	36.15
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Mountain Lion Drive
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Satellite Internet Available
-----------	---

Additional Information

Date Listed	May 6th, 2025
Days on Market	180
Zoning	R-RUR

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.