

# \$565,000 - 50063 Township Road 234 Road, Rural Rocky View County

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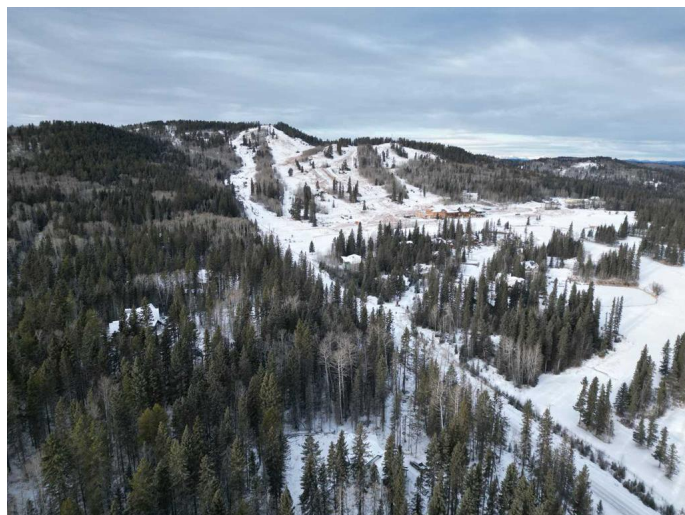
MLS® #A2206377

**\$565,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.87 Acres

NONE, Rural Rocky View County, Alberta

This beautiful, treed lot overlooks the gorgeous rolling greens of Wintergreen golf course. Come build the home you've always imagined; surrounded by nature, yet only 5 minutes from charming Bragg Creek and 25 minutes from city limits. This 3.87 acre lot has it all-privacy, paved access, a drilled well, and is close to the many recreational possibilities offered by West Bragg Creek and Kananaskis. The current owners have enhanced the land, adding a driveway, improving the well, and clearing many of the trees. Custom building plans are available for purchase. Come and picture the possibilities!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2206377         |
| Price     | \$565,000        |
| Bathrooms | 0.00             |
| Acres     | 3.87             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 50063 Township Road 234 Road |
| Subdivision | NONE                         |
| City        | Rural Rocky View County      |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0L0K0            |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Available, Natural Gas at Lot Line, Phone Available |
|-----------|---|

### **Exterior**

|                 |   |
|-----------------|---|
| Lot Description | Rectangular Lot, Near Golf Course, Gentle Sloping, Interior Lot, Many Trees, Near Shopping Center, Other, Paved, Private, See Remarks, Secluded |
|-----------------|---|

### **School Information**

|          |                                   |
|----------|-----------------------------------|
| District | Rocky View School Division No. 41 |
|----------|-----------------------------------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 35               |
| Zoning         | CR               |

### **Listing Details**

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

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