\$699,900 - Grand Valley Road, Rural Rocky View County

MLS® #A2210430

\$699,900

0 Bedroom, 0.00 Bathroom, Land on 19.99 Acres

NONE, Rural Rocky View County, Alberta

20-Acre Agricultural Property with Stream, Well, and Panoramic Views – A Rare Opportunity

Nestled in the rolling countryside, this pristine 20-acre parcel is a rare gem, offering untouched pastureland that gently slopes down to a wooded area and the year-round Colback Stream. Owned by the same family for 28 years, the land has never been treated with fertilizers, no herbicides have been used either, making it ideal for organic farming â€" whether for vegetables, animal feed, or pasture.

A new, tested well on site provides fresh, delicious water, and utility services are either on the property or conveniently located nearby.

This exceptional piece of land presents a once-in-a-lifetime opportunity to build your dream estate or family home in a breathtaking rural setting. With zoning for Agricultural Small Holdings, the land supports up to four horses and offers tremendous versatility. Whether you envision a walk-out hillside home with sweeping pastoral views or a cozy country cottage, the natural terrain and peaceful surroundings offer the perfect canvas.

You'll share a private entrance road with the warm and welcoming current owners â€" a retired couple with grown children, friendly







dogs, and a couple of horses. School buses serve the area via paved Grand Valley Road, taking children to nearby Cochrane schools.

Wildlife and natural beauty abound. Adjacent to two massive ranches spanning 17,000 acres and backing onto the Wildcat Hills, the area is teeming with elk, deer, swans, eagles, hawks, bluebirds, and more. In the spring, the distant hills come alive with the sight of hundreds of calves.

If you're seeking serenity, sustainability, and space â€" with community spirit and breathtaking views â€" this property delivers.

'During our 28 years here, we have come to a deep appreciation of this land and the Grand Valley. We hope to stay here all of our lives. We love the dramatically beautiful valley, our view to the Wildcat Hills and of the mountain tops. In all its seasons, this is a great place to live. The scenic Grand Valley Road takes you to the 1A highway in 12 minutes. It is only 15 minutes in total to Cochrane. 30 minutes to Calgary. And Canmore is only 45 minutes from the acreage."

Essential Information

MLS® # A2210430 Price \$699,900

Bathrooms 0.00
Acres 19.99
Type Land

Sub-Type Residential Land

Status Active

Community Information

Address Grand Valley Road

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4C2W5

Amenities

Utilities Natural Gas Available

Exterior

Lot Description See Remarks, Views, Cleared

Additional Information

Date Listed April 10th, 2025

Days on Market 32

Zoning AG Sml

Listing Details

Listing Office First Place Realty

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