



lot 9 Lower Ridgeland Rural Mountain View County AB

\$179,900

Whether enjoying a weekend or summer on your own serviced private 2 acre treed lot or planning to build a get away home. No building restrictions or architectural controls(follow MD Mountain View bylaws).45 minutes to Calgary, 25 minutes to Cochrane, 20 Minutes to Waiporous(riding/ATV trails)and Ghost Pine Rec area. The shed holds the well head(pump heated) plus a sleeping area for kids above(like a tree house concept). A drilled well approx. 16gpm, septic tank and field(residential one bedrm service presently-can be expanded),100 amp electrical service, wood pile for firepit, wood deck and BBQ. Pad to park your trailer(up to 28 ft) will hold 2 trailers. Crown land behind lot(leased by farmer presently), up the road 15km is lots of ATVing, skiing, fishing, camping, tubing, on Little Red Deer River, Horse back riding at Anderson Ranch...all within reach. ATV trail on property also at top of lot.Welcome to paradise and a secluded piece of heaven to get away from it all!!



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