

# \$530,000 - Mountain Lion Drive, Rural Rocky View County

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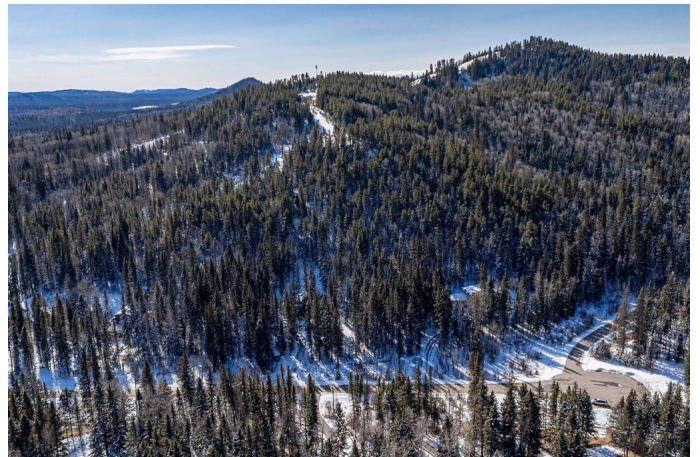
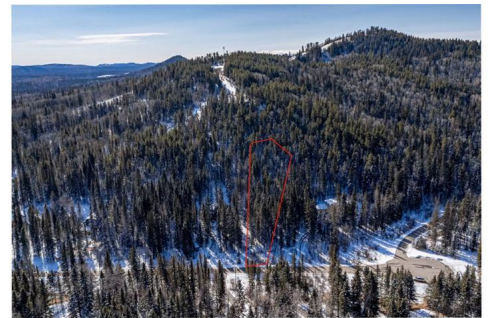
MLS® #A2201630

**\$530,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.00 Acres

Wintergreen, Rural Rocky View County,  
Alberta

Looking to escape the city? ~Welcome to 245 Mountain Lion Dr where Nature Awaits~ A rare opportunity to build your dream home on one of the last undeveloped lots in the subdivision. Just up the road from the Wintergreen Golf Course this majestic 2 Acre lot is a limitless blank canvas, home to variety of trees and wildlife. Backing to the old ski hill this lot has the ideal topography for a walk-out and allows for an assortment of architectural designs. There is no building commitment - you can get creative and start curating your vision immediately OR take your time and build in the future. This quiet community is located 5 minutes from the amenities of Bragg Creek; schools, childcare, shopping, dining, professional services. 30 minutes to Calgary. The convenience of services to the property line adds to the attraction of this location. Come take a walk in the woods and see all the potential this property has to offer!



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2201630  |
| Price     | \$530,000 |
| Bathrooms | 0.00      |
| Acres     | 2.00      |
| Type      | Land      |

|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Mountain Lion Drive     |
| Subdivision | Wintergreen             |
| 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, Sewer Not Available, Water At Lot Line |
|-----------|--|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 65               |
| Zoning         | R-CRD            |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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