

# \$469,900 - Mountain Lion Drive, Rural Rocky View County

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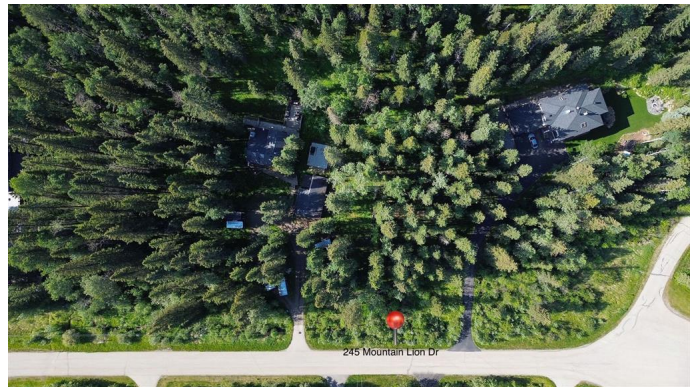
MLS® #A2201630

**\$469,900**

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	\$469,900
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	Natural Gas at Lot Line, Electricity at Lot Line, Sewer Not Available, Water At Lot Line
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### Additional Information

Date Listed	March 13th, 2025
Days on Market	103
Zoning	R-CRD

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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