

# \$675,000 - 20 Acres Grand Valley Road, Rural Rocky View County

MLS® #A2260437

**\$675,000**

0 Bedroom, 0.00 Bathroom,  
Land on 19.99 Acres

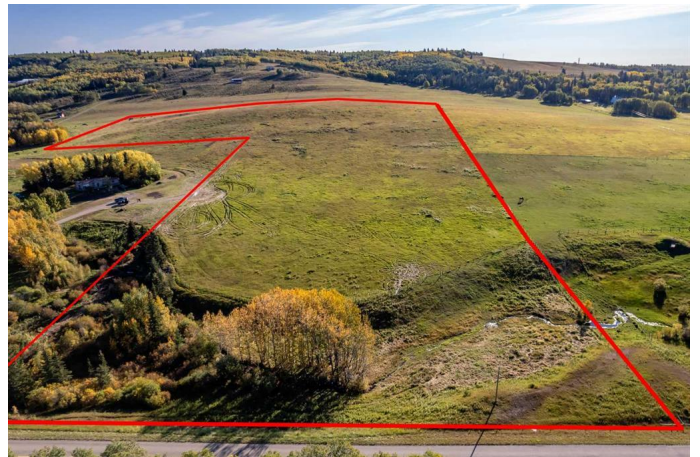
NONE, Rural Rocky View County, Alberta

**TOP OF THE WORLD SETTING | 20 ACRES  
WITH BREATHTAKING VIEWS**

Escape to Wide-Open Skies and Historic Ranch Surroundings on this incredible 20-acre parcel perched high above the Grand Valley, offering panoramic views of the Wildcat Hills that stretch South to the Rocky mountains. With a drilled well producing 6.5 gallons per minute and protein-rich native prairie pasture this land is ready to support your vision for quiet country living with historic ranchland as far as the eye can see.

The gently sloping sunny hillside is ideal for building a natural walkout home with several ideal homesite locations. A creek and natural springs at the bottom of the property offer opportunities for natural wildlife habitat, watering livestock and endless adventures, from splashing in the creek to discovering nature's playground on your own land.

With paved road access and school bus service, the property is only 20 minutes from Cochrane, balancing peaceful country living with nearby convenience. Zoned Agriculture Small Parcel, the land offers many possible uses, including the allowance of up to 8 animal units. Whether you dream of a private homestead, hobby farm, or simply a retreat surrounded by nature, this remarkable



landscape is the perfect backdrop for your future. GST is applicable.

**Essential Information**

|           |                  |
|-----------|------------------|
| MLS® #    | A2260437         |
| Price     | \$675,000        |
| Bathrooms | 0.00             |
| Acres     | 19.99            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 20 Acres Grand Valley Road |
| Subdivision | NONE                       |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 2W5                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 31                   |
| Zoning         | A-SMLp8.1            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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