

\$990,000 - Range Road 51, Rural Mountain View County

MLS® #A2206549

\$990,000

0 Bedroom, 0.00 Bathroom,
Land on 47.68 Acres

NONE, Rural Mountain View County, Alberta

?? 46.78 Acres Overlooking Sundre Golf Courseâ€™“ Breathtaking Views & Unlimited Potential

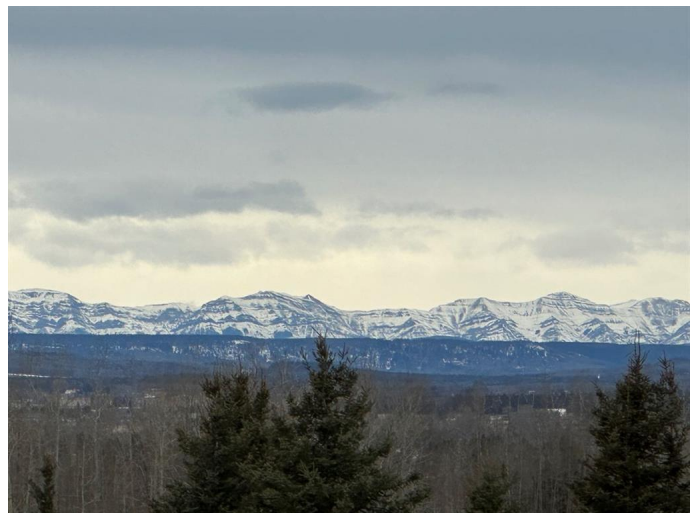
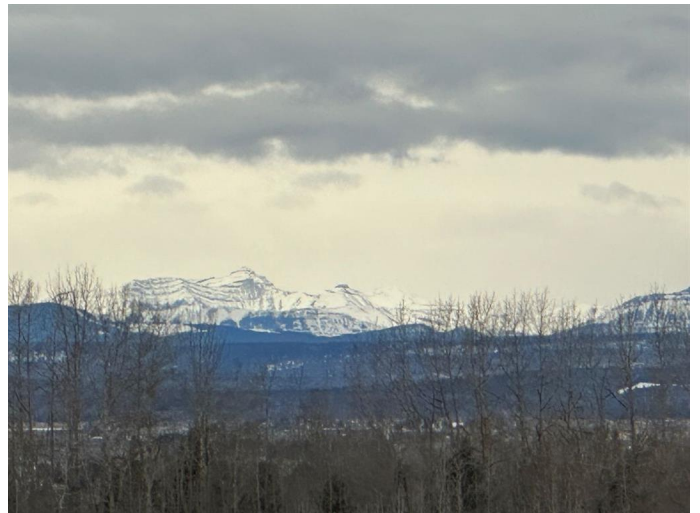
Welcome to a rare and prestigious opportunity just outside the Town of Sundre! This stunning 46.78-acre property boasts unparalleled mountain and valley views, offering a breathtaking backdrop both day and night as the town lights twinkle below.

Perfectly suited for an executive estate or luxury walkout home, this prime parcel is surrounded by high-end acreages and executive homesâ€™“ideal for those seeking prestige, privacy, and space.

Features & Future Potential:

? Ready for Development â€™“ Extra-wide 30 ft roads, a stormwater management pond, and underground power to two sites have already been installed at great expense, making future development seamless. The seller is willing to provide development reports that he already has procured? Zoned Agricultural â€™“ Ideal for a gentlemanâ€™™s farm, equestrian estate, or executive ranch. Permitted uses include farming, private equestrian arena, or ranching! Discretionary options include animal healthcare, bed & breakfast, or a secondary suite.

? Future Growth Opportunity â€™“ This land falls within Sundreâ€™™s long-term development referral area, making it a prime investment should zoning rules evolve or annexation in to the Town. The location is amazing, not even a mile from Town, adjoins the Beautiful Sundre



Golf Course! Imagine future homes or cottages overlooking the course and the magnificent mountain views!

This is more than just land—it's a LEGACY property designed for those who appreciate luxury, space, and opportunity. Whether you dream of a grand country estate or a smart investment with future development potential, this property checks all the boxes. ?? Minutes from Sundre, Breathtaking views | ?? Surrounded by Nature and adjoining the Golf course! | ?? Endless Possibilities ?? Serious inquiries only on this one-of-a-kind opportunity!

Essential Information

MLS® #	A2206549
Price	\$990,000
Bathrooms	0.00
Acres	47.68
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Range Road 51
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Utilities	Electricity Available, Natural Gas at Lot Line
-----------	--

Exterior

Lot Description	Creek/River/Stream/Pond, Few Trees, On Golf Course, Views, Near Golf Course, Pasture
-----------------	--

Additional Information

Date Listed March 28th, 2025

Days on Market 5

Zoning AGRICULTURE 1

Listing Details

Listing Office RE/MAX ACA Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.