

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

---

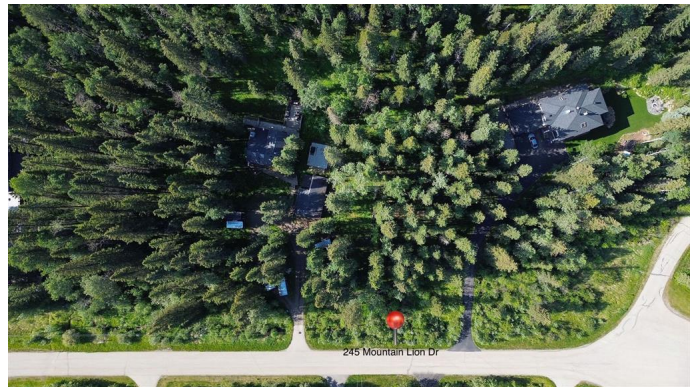
MLS® #A2201630

**\$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
-----------	--

### Additional Information

Date Listed	March 13th, 2025
Days on Market	101
Zoning	R-CRD

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.