$300,000 - Tbd Township Road 204, Rural Vulcan County

MLS® #A2240298

$300,000
0 Bedroom, 0.00 Bathroom,
Land on 9.03 Acres

NONE, Rural Vulcan County, Alberta

Welcome to this tranquil 9.03-acre +/- property, situated less than 5 kilometers from the charming village of Arrowwood. This unique parcel offers stunning views, overlooking the East Arrowwood Creek with beautiful coulee vistas to the west and expansive prairie landscapes to the north and east. With a drilled well already in place (15 GPM recommended pump rate) and a riser for gas and 25 kVA single phase fortis electricity service ready to go, this property presents a potential fantastic opportunity for development. Imagine building your dream home and enjoying peaceful mornings with coffee as the sun rises, or relaxing by the fire in the evenings while taking in the serene surroundings. Conveniently located just 45 minutes from Okotoks and 50 minutes from Calgary South Health Campus, this property combines rural tranquility with easy access to amenities. Arrowwood is a welcoming community offering a fantastic restaurant, ATB Agency, Coop Cardlock, hardware, tire shop, convenience store, as well as a pharmacy, clinic, library, and car wash. The area is known for its friendly residents and vibrant community events, making it a wonderful place to call home. Donâ€™t miss this incredible opportunity to own your own piece of countryside paradise. If youâ€™ve been dreaming of acreage living with picturesque views and a supportive community, this could

be the perfect place to make your vision a reality. Book a private showing today and start imagining the possibilities!

Essential Information

MLS® #	A2240298
Price	$300,000
Bathrooms	0.00
Acres	9.03
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Tbd Township Road 204
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 0B0

Amenities

Utilities	Water Available, Electricity Available, Natural Gas Available
Waterfront	Creek

Exterior

Lot Description	Native Plants, Rolling Slope

Additional Information

Date Listed	July 15th, 2025
Days on Market	33
Zoning	SH - Small Holdings

Listing Details

Listing Office	CIR Realty

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