

\$2,450,000 - 304 Township Road, Rural Bighorn No. 8, M.D. of

MLS® #A2270827

\$2,450,000

0 Bedroom, 0.00 Bathroom,
Land on 319.00 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

Two full quarter sections on the northwest edge of Water Valley offer a rare opportunity to own 319 acres of secluded foothill wilderness—available together as a package or individually. Situated at the end of a quiet, no-through road and bordering the MD of Bighorn, this property delivers the perfect blend of privacy, recreation, and long-term potential for a private residence, retreat, or outdoor basecamp.

Located just 15 minutes from Water Valley, 25 minutes to Sundre, 40 minutes to Cochrane, and just over an hour to downtown Calgary, the land feels remote and peaceful while remaining easily accessible. Only a few minutes of travel is on well-maintained gravel; the balance of the drive is high-quality paved road.

Both quarters showcase a beautiful mixture of mature spruce and poplar, rolling timbered hillsides, open meadows, established cutlines, and a meandering creek—prime country for hunting, hiking, ATV use, horseback riding, or simply enjoying nature. White-tail hunting in particular is exceptional. Crown land is nearby, and the Burnt Timber Recreation Area is only minutes away. Fallen Timber Meadery is also close at hand.

Improvements include a well-built access road, gated entry, power, natural gas, and an artesian well, along with an insulated cabin heated by a gas stove. The cabin sits on the



south quarter overlooking a dramatic ravine with a creek running throughâ€”a private, sheltered vantage point ideal for weekend retreats.

The south quarter, accessed either through the north parcel or from the southeast corner off Township Road 303 offers exceptional seclusion and natural beauty. Trails wind through mature timber, and the varied topography creates endless opportunities for recreation and exploration.

The north quarter provides private gated access, a professionally constructed road running northâ€”south to the cabin, a dugout, roughly six acres of hay, and an eastâ€”west cutline that enhances access and visibility across the property.

Together, these two quarters create an unmatched, end-of-the-road foothills sanctuary with excellent access, abundant wildlife, and significant long-term potentialâ€”an outstanding opportunity on the doorstep of the MD of Bighorn.

Essential Information

MLS® #	A2270827
Price	\$2,450,000
Bathrooms	0.00
Acres	319.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	304 Township Road
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0M 0R0

Amenities

Utilities Electricity Available, Natural Gas Available

Exterior

Exterior Features Balcony

Additional Information

Date Listed November 14th, 2025

Days on Market 4

Zoning AC

Listing Details

Listing Office LandQuest Realty Corporation

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