



Million dollar view, Alberta, 160.00 Acres

\$992,000 CAD

- Big Game, Off-Road, Snow sports, Wildlife Viewing

Are you interested in an amazing mountain property with a million dollar view? Then this is your chance to own this quarter section for less than a million. This property has some of the most majestic blue spruce, scotch pines and deciduous trees that are in the South West corner of Alberta. The elevation changes from 4500 ft in the NW corner to about 5350 ft in the SE corner from where you can see for miles over the Rocky Mountain foothills and farmland to the East. This property is off the grid and gives the seclusion and privacy that is so sought after these days. The property is accessed by an easement from the owner of the adjacent quarter NW of this quarter. Come and take a look; let your dreams become reality today and enjoy hunting or watching some of the many deer, elk, bears and yes cougars that roam this land. Alberta Hunting regulations for zone 302 apply for residents of Alberta and non-residents.

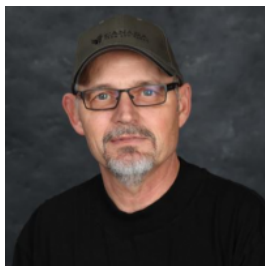
[DRONE VIDEO](#)

Main Info

- Street Address : SE 1/4 8-6-2 W5
- Lot Size Acres : 160.00 Acres
- Postal / Zip Code : TOK 1W0
- Dwelling : No
- State / Province : Alberta
- Closest City : Pincher Creek Alberta Canada

Taxes

Estimated Taxes per year are \$40.00



Blaine Gross

Real Estate Centre

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Hi: My name is Blaine Gross. I have been a Farm Realtor for the past 12.5 years. I farmed in the Grassy Lake area for 28 years, on a mixed farm with irrigation and dryland. I have a Certificate in Business from the Lethbridge College as well as a Bachelor of Arts Degree with a Major in Psychology, from the University of Lethbridge. I have been married to my wife Connie for 33 years and our son Mackenzie has completed Engineering/Design Drafting at the Lethbridge College, and has completed his Bachelor of Science Degree in Agriculture at the University of Lethbridge. I have been awarded several awards in Real Estate but the highlight was when Chris Classens and myself were Number 1 in Gross Commission for Individuals in the Canadian network for the previous company that we worked for. In 2014 I was honored to receive the following awards: The VIP Elite Club Achievement Award, the TOP 3 GCI Award however the most gratifying was to be awarded the Real Estate Centre REALTOR of the year award. In 2015 I received the following awards: Top Listing REALTOR (Volume), TOP 3 GCI Award and the VIP Club Achievement. In 2016 I received the following awards: #1 GCI Award, The VIP Master Elite Club Award and the 2016 Real Estate Centre REALTOR of the year award. In 2017 I received # 2 in GCI and the VIP Master Elite club. In 2018 I received # 2 in GCI and the VIP Master Elite club. As a member of Real Estate Centre, we have the privilege of working for a locally owned and managed company that has international exposure and grassroots local management. As part of a network of Farm realtors we are able to offer our clients a combined experience level that draws on many past careers that strengthen our ability to serve you the client from a team perspective. I look forward to helping you get from point A to Point B in your families lives. Give me a call and let our team go to work for you.

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