

# **\$1,690,000 - 256 Acres Snake Trail, Rural Pincher Creek No. 9, M.D. of**

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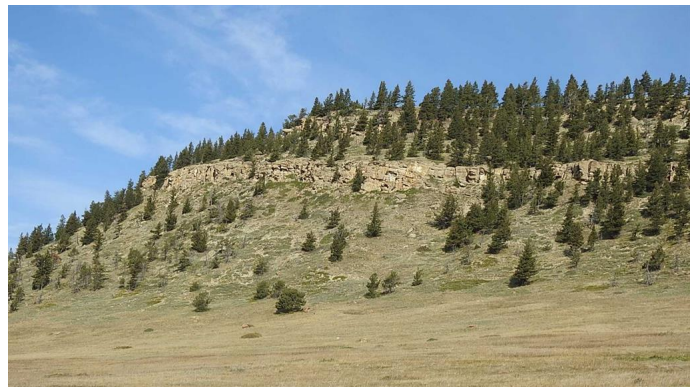
MLS® #A2262209

**\$1,690,000**

0 Bedroom, 0.00 Bathroom,  
Land on 256.98 Acres

NONE, Rural Pincher Creek No. 9, M.D. of,  
Alberta

Wow!! Nestled back on the southern edge of the Porcupine Hills sits this fabulous 256 acres, along the Snake trail, North of Cowley, with probably the most spectacular view in Southern Alberta, Here is your opportunity to own 2 pasture parcels with separate titles, lots of grass and lots of water. Hike or ride up to the top of the North quarter amongst the Spruce and Pine trees and breathe in the incredible 360-degree view of the snowcapped Rocky Mountains, including the Livingstone Range, Castle and Waterton Mountains right down to "Old Chief" at the Montana border. On the North quarter, there is a developed driveway to a wonderful building site, beside the evergreens and sculptured sandstone outcroppings. This site is serviced with power and a drilled well, all ready to build a cabin or your family dream home. The native pasture, is fully fenced, has been well managed, and has not been grazed this year, and for your four-legged friends, the developed spring, with large tire water trough, and run off catch pond is a great water source for livestock on the south quarter. Close to fishing, skiing, and just two minutes north of the Old Man River reservoir, this is a recreational Dream. You can own this incredible getaway, whether you want to expand your land base, start your Ranch, or just a weekend getaway, you are going to



enjoy ranch life and the beauty in the South end of the Porcupine Hills. Wow!! A realtor must be present for all viewings. The List Price does not include any applicable GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission. Seller will look at selling parcels separately There is a conditional offer on the SW quarter so right now only the NW quarter is open to offers

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2262209         |
| Price     | \$1,690,000      |
| Bathrooms | 0.00             |
| Acres     | 256.98           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 256 Acres Snake Trail              |
| Subdivision | NONE                               |
| City        | Rural Pincher Creek No. 9, M.D. of |
| County      | Pincher Creek No. 9, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T9K 1W0                            |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Available |
|-----------|-----------------------|

### Exterior

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Lot Description | Corner Lot, Creek/River/Stream/Pond, Many Trees, Pasture, Views |
|-----------------|-----------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 4                 |

ZoningAG

Listing Details

Listing OfficeColdwell Banker Mountain Central

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