

**17 Exshaw Mountain Gateway
Exshaw, Alberta****MLS # A2265645****\$377,895****Division:** NONE**Lot Size:** 0.11 Acre**Lot Feat:** -**By Town:** -**LLD:** 23-24-9-W5**Zoning:** R1-S**Water:** -**Sewer:** -**Utilities:** -

Exshaw Mountain Gateway single family home lot. This is a rare opportunity to own a single-family lot in the heart of the Rockies. Only 11 of the total 29 lots in Phase 1 are still available. Exshaw Mountain Gateway is a residential real estate opportunity for buyers to build their own home or collaborate with one of our select home builders. One-of-a-kind chance to build a unique property in this exceptional mountain community. Exceptional value with lowest priced lots in the Bow Valley. Start building your home next summer. Just 15 minutes from Canmore, this neighbourhood combines the tranquility of a small mountain town with easy access to nearby amenities. Picture yourself living surrounded by stunning mountain views right outside your door. Whether it's cycling, skiing, mountain biking, fishing or hiking, adventure is just moments away. Additionally, these properties offer the potential to build revenue-generating suites for long-term or short-term rentals (Airbnb style).