

**21 Exshaw Mountain Gateway
Exshaw, Alberta****MLS # A2205789****\$419,895****Division:** NONE**Lot Size:** 0.13 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 9 of the total 29 lots in Phase 1 are still available. Exshaw Mountain Gateway offers a one-of-a-kind chance to build on a unique property in this exceptional mountain community. Just 15 minutes from Canmore, and 40 minutes from Cochrane down the 1A, this property 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).