

# \$388,395 - 12 Exshaw Mountain Gateway, Exshaw

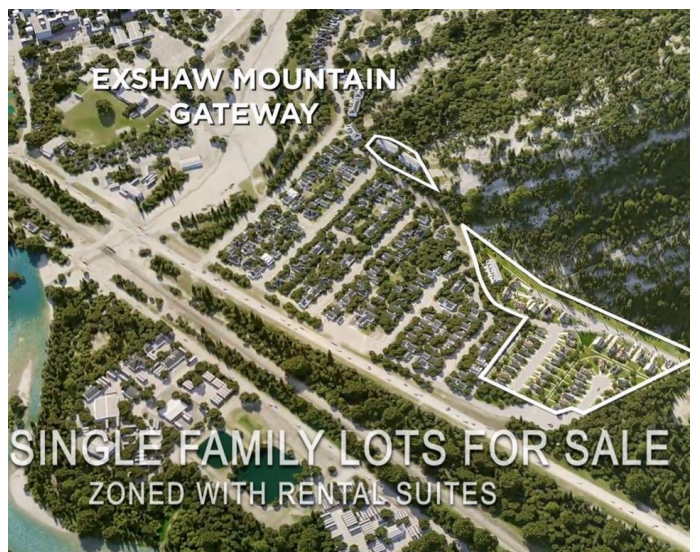
MLS® #A2205776

**\$388,395**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

NONE, Exshaw, Alberta

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 13 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).



## Essential Information

MLS® #	A2205776
Price	\$388,395
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address 12 Exshaw Mountain Gateway

Subdivision	NONE
City	Exshaw
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L2C0

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	19
Zoning	R1-S

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.