

# \$388,395 - 11 Exshaw Mountain Gateway, Exshaw

MLS® #A2205773

**\$388,395**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

NONE, Exshaw, Alberta

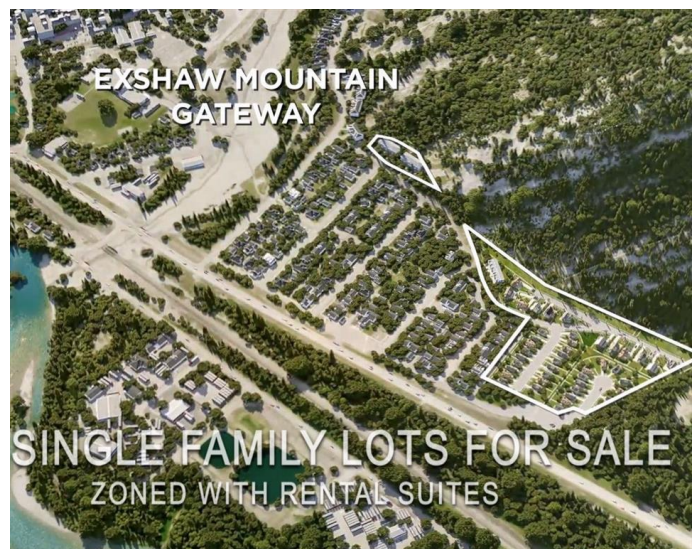
Exshaw Mountain Gateway Single Family Home Lot. This is a rare opportunity to own a single-family lot in the heart of the Rockies. Only 11 of the total 29 lots in Phase 1 are still available. Exshaw Mountain Gateway offers a one-of-a-kind chance to build on a unique property in this exceptional mountain 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® #    | A2205773         |
| Price     | \$388,395        |
| Bathrooms | 0.00             |
| Acres     | 0.11             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address 11 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 | 194              |
| Zoning         | R1-S             |

### **Listing Details**

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

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