



THE
A-TEAM

**RE/MAX
FIRST**

W:5 R:4 T:26 S:7 Q:SE NONE , Rural Rocky View County T0L 1N0

MLS® #: **A2036879**

Area: **NONE**

Listing Date: **04/27/23**

List Price: **\$7,714,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Rocky View

Year Built:

0

Lot Information

Lot Sz Ar:

17,685,360 sqft

Lot Shape:

Access:

Other

Lot Feat:

Park Feat:

DOM

388

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

AG

Remarks

Pub Rmks:

Sellers would look at vendor financing (VTB). This land is close to Cochrane, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor. 406. ACRES of land it can be also sold with the 192.65 Acres right beside it for a total of 598.65 Acres along the river that would give you 2 miles of river front.. It is Located one mile West of Cochrane city limits. This has about one mile of River frontage and views siding onto the Bow River, This land is extremely beautiful and gives you lots of options to work with. The land becomes more valuable as Cochrane expands to the West. It is in MD of Rocky View. where there is a high real estate demand in the surrounding areas.

Inclusions:

None

Property Listed By:

CIR REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











