



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: **Commercial Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **17,685,360 sqft**  
 Lot Shape:  
 Access: **Other**  
 Lot Feat:  
 Park Feat:

Finished Floor Area

Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**604**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **AG**  
 Legal Desc:

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**

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