



THE A-TEAM

RE/MAX FIRST

W-5,R-5,T-26,S-13,Q-SW W-5,R-5,T-26, S-13, Q-SE , Rural Rocky View County TOL 1N0

MLS@#: A2043810 Area: NONE Listing Date: 04/27/23 List Price: \$3,660,000
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: 8,391,834 sqft Lot Shape: 87.87 plus 104.78 acres per piece total 192.65 Access: 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: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities: Construction: Flooring: Water Source: Fnd/Bsmt:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: AG Legal Desc:

Remarks

Pub Rmks: This land is close to Cochrane, Currently zoned AG, Prime development location. This 192.65 Acres can be sold with adjoining property of 406 Acres. This property provides an excellent opportunity for a developer/investor. 598.65. ACRES of land in total. It is Located one mile West of Cochrane city limits. This has one or 2 miles if bought together of River frontage and Mountain 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