



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: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

0

Year Built:

0

Low Sqft:

Ttl Sqft:

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:

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:

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







