

39.69 acres LOCHEND Road, Rural Rocky View County T4C 2H3

MLS® #: **A2107693** Area: **NONE** Listing Date: **02/13/24** List Price: **\$2,450,000**
 Status: **Active** County: **Rocky View County** Change: **-\$200k, 18-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **1,728,896 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

281
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:
Well
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **A-GEN**
 Legal Desc: **9512360**

Remarks

Pub Rmks: **BEARSPAW LAND OPPORTUNITY || Located just minutes West of Calgary on paved roads is this incredible 39.69 acre parcel with Ag General zoning. With a blend of**

native prairie pasture, a bluff of trees for privacy and a gentle sloping hillside, this property is well suited for a natural walkout. The land use allows for 2 dwellings, an accessory building up to 10,010 square feet and 20 animal units. It is an ideal property for those wanting the benefits and space of rural living with the location and convenience that comes with being close to Calgary and Cochrane. A drilled well is nicely situated on the land for your future development or grazing needs. GST is applicable.

Inclusions:

n/a

Property Listed By:

CIR Realty

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