



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2107693**

Area: **NONE**

Listing Date: **02/13/24**

List Price: **\$2,650,000**

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:

1,728,896 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

96

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

<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			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.
n/a
CIR Realty

Inclusions:

Property Listed By:

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



