



THE
A-TEAM

**RE/MAX
FIRST**

272065 LOCHEND Road, Rural Rocky View County TOM 1L0

MLS® #: **A2119486**

Area: **NONE**

Listing Date: **06/04/24**

List Price: **\$8,600,000**

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

Year Built:

0

Lot Information

Lot Sz Ar:

27,721,148 sqft

Lot Shape:

Access:

Allowed Access,Gravel Lane,Lane,On Major Traffic Route

Lot Feat:

Park Feat:

DOM

242

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

AG-Gen

Legal Desc:

Remarks

Pub Rmks:

Loch Springs 2 Ranch is comprises 636.39 ACRES And can be purchased with the 461.50 Acres to the north for a total of about 1100 acres of gently rolling land with some mountain views located just north of the affluent community of Bearspaw, 15 minutes from Calgary on Lochend Road. Also known as Highway 766, Lochend Road connects Highway 1A in northwest Calgary to villages and towns north in the Municipal District of Rocky View.Lochsprings 1 This 461.50 acre parcel is situated 9 miles north of Hwy 1A on Lochend Road, and north of RR 272 AND 274 is a great property for future development. A rare piece with rolling hills that will provided many home sites with a stunning mountain view. This can be purchased with the 636.91 Acre piece beside it for a total of about 1100 Acres. Also have a conceptual scheme for the property

Inclusions:

none

Property Listed By:

CIR Realty

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