



THE
A-TEAM

**RE/MAX
FIRST**

W-5.R-3,T-26,S-22, Q-SW LOCHEND Road #W-5.R-3,T-26,S-22, Q-SE,, Rural Rocky View County T4C 2B3

MLS® #: **A2119665** Area: **NONE** Listing Date: **09/04/24** List Price: **\$9,263,000**
 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: **13,416,480 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

140
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **AG-Gen**
 Legal Desc:

Remarks

Pub Rmks: **This Rare 308.7 acre parcel is situated 6.6 KM north of Hwy 1A on Lochend Road, bordered to the south by Willow Way subdivision is a great property for future development. A rare piece with rolling hills that will provided many home sites with a stunning mountain view.Sellers would look at vendor financing (VTB). This**

area is being identified as a future residential growth area in the Bears paw area, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor 308 ACRES of land. It is inside the Bears paw Area Structure Plan. . This land is extremely well situated to benefit from the continuing expansion around it. With each major announcement, the land becomes more valuable. In the MD of Rocky View ready for development to meet strong real estate demand in the surrounding areas. This property a 10- 15 minutes from Calgary..

Inclusions:

Property Listed By:

None

CIR Realty

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