



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

213 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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

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