

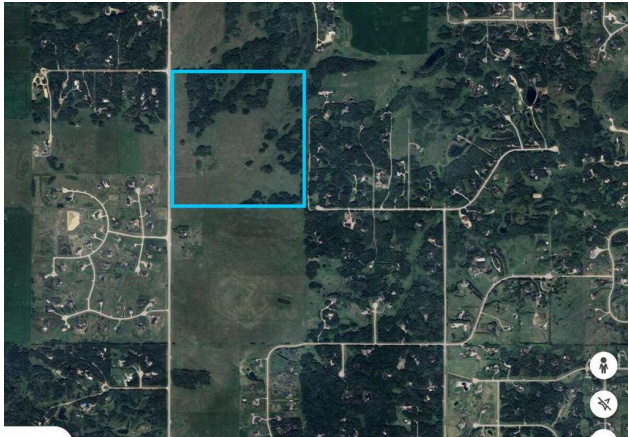


THE
A-TEAM

**RE/MAX
FIRST**

261028 LOCHEND Road, Rural Rocky View County T4C 2Z3

MLS® #: **A2128891** Area: **NONE** Listing Date: **05/03/24** List Price: **\$6,500,000**
 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: **6,920,812 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

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

DOM

202
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 Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **A-GEN**
 Legal Desc:

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Envision luxury living with this exceptional 158.88 acre parcel of prime development land nestled in the coveted community of Bearspaw in Rocky View County. Boasting Rocky Mountain views and a gently rolling topography, this rare gem presents an unparalleled opportunity for visionary developers. Despite its tranquil setting, this property is a 10-minute drive to Calgary's urban amenities. Fortis Power, Rocky View Water**

Co-op water, and Atco gas lines are located at the property line on Lochend Road, making development servicing feasibility streamlined and efficient. Located in a popular and growing community, explore Rocky View County's Bearspaw Area Map to see neighbouring county approved subdivisions and subdivision applications. With the support of the existing Bearspaw Area Structure Plan, the potential to transform this land into an exclusive residential enclave or luxurious country residential community is limited only by one's imagination. Existing Traditional Agricultural User Water Registration. Access to the property is permitted with seller's approval. Livestock may be present on site. The property contains remnants of the former homestead, which are of no value. Do not to enter these structures.

Inclusions:

n/a

Property Listed By:

Easy List Realty

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