

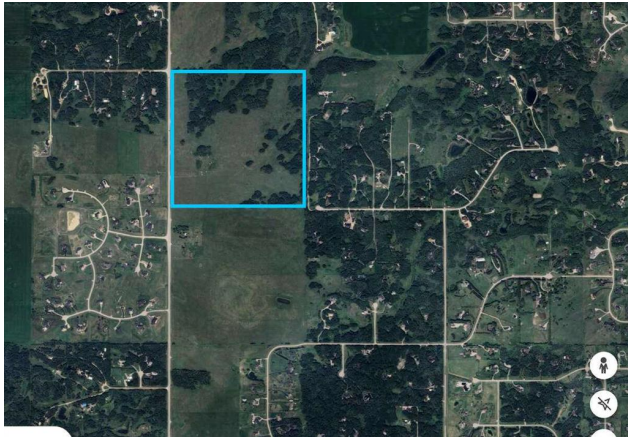


THE A-TEAM

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

232
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

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

Title: Fee Simple
Legal Desc:
Zoning: A-GEN

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.

**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.**

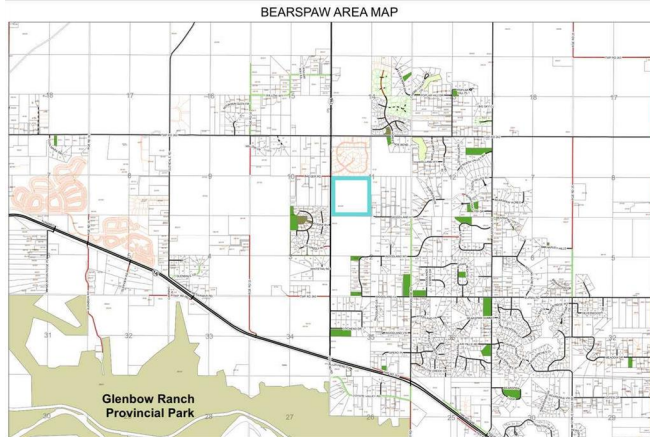
Inclusions:

n/a

Property Listed By:

**Easy List Realty**

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



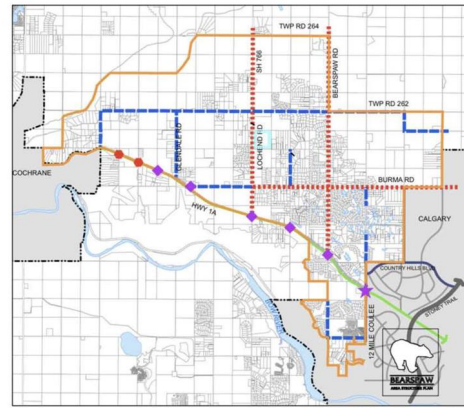
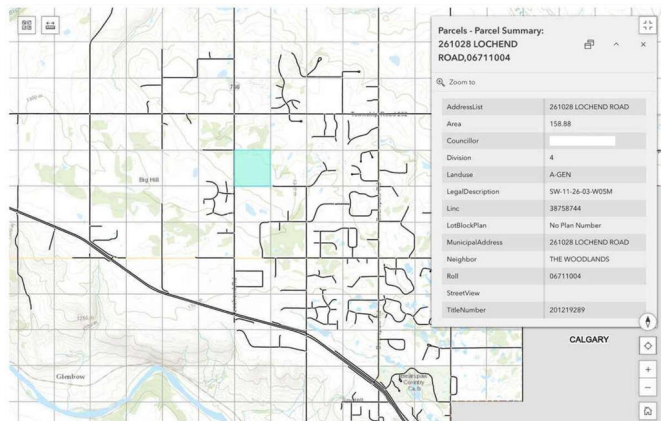


Figure 5: Transportation Hierarchy

- ASP Area
  - Interchange
  - Signalized Intersection
  - Stop Controlled Intersection
  - Major Collector Roads
  - Minor Collector Roads
  - City of Calgary Roads
  - Highway 1A
  - Service Road
  - Stoney Trail
- Notes:
1. Remaining roads within the hierarchy are considered local roads and may or may not be open.
  2. Roads indicated grey are proposed City of Calgary roads.
  3. Intersection upgrade locations have been updated in accordance with the Glenbow Ranch Transportation Analysis conducted in accordance with the development of the Glenbow Ranch Area Structure Plan.

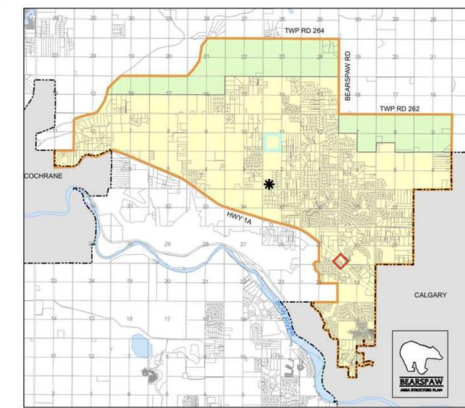


Figure 7: Future Land Use Scenario

- ASP Area
- Public Institutional
- Rural Commercial
- Agricultural
- Country Residential

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

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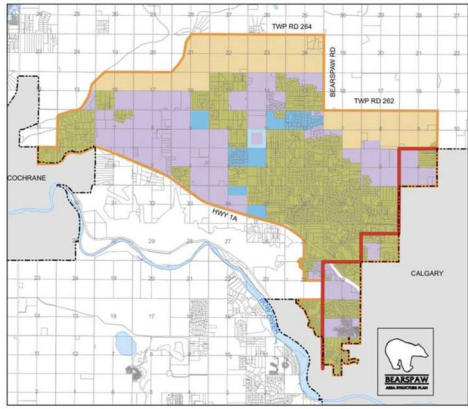


Figure 8:  
Phasing

- ASP Area
- Rocky View Boundary
- Urban Fringe
- Development Priority
  - Area 1
  - Area 2
  - Area 3
  - Area 4

Notes:  
This map is a general indication of development priority only.

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