



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**766 Highway, Rural Rocky View County T4C 2Y2**

MLS®#: **A2150673**      Area: **NONE**      Listing Date: **07/17/24**      List Price: **\$900,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Recreational**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **6,917,328 sqft**  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**61**  
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

<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: **A-gen**  
 Legal Desc:

Remarks

Pub Rmks: **Discover a breathtaking quarter of land located on Lochend Road, located on pavement. Offering uninterrupted vistas over the serene Lochend Lake. This unique property presents an incredible opportunity to build your dream home on land that comes with two separate titles, effectively dividing it in half. Whether you wish**

to choose the perfect side for your future home and keep the others as a long-term investment or sell it later, the potential here. Currently used as a pasture quarter. **\*\*Key Features:\*\*** - **\*\*Spectacular Views:\*\*** Enjoy stunning scenery in every direction, perfect for nature lovers and those seeking tranquility. - **\*\*Two Separate Titles:\*\*** Flexibility to retain both parcels or sell one while developing the other. - **\*\*Proximity to Major Cities:\*\*** Conveniently close to Calgary, Cochrane, and Airdrie, making daily commutes or city trips hassle-free. - **\*\*Outdoor Charm:\*\*** Ideal for those who cherish a lifestyle surrounded by natural beauty and wildlife, with the potential of future lake providing a peaceful backdrop. - **\*\*No Services Available:\*\*** Be aware that there are no utilities or services currently on the property, which should be planned for. - **\*\*Ducks Unlimited Caveat:\*\*** 100 acres of this quarter have a caveat held by Ducks Unlimited, known locally as Lochend Lake, affecting useage This property is an exceptional find for those looking to embrace rural living while staying connected to urban amenities. The picturesque surroundings and flexible land use options make it a valuable investment. Don't miss your chance to own a slice of paradise on Lochend Road!

Inclusions:

Property Listed By:

Royal LePage Network Realty Corp.

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