



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2 RIVER HEIGHTS Drive, Cochrane T4C0N8**

MLS®#: **A2181514**      Area: **Southbow Landing**      Listing Date: **11/26/24**      List Price: **\$1,511,500**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Cochrane**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **263,102 sqft**  
 Lot Shape: **10 acres**

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**130**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

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: **I-G**  
 Legal Desc:

Remarks

Pub Rmks: **100 foot wide x 2833 feet long piece of land being sub dived on the west edge of the subdivision adjacent to HIGHWAY 22 in the new SOUTHBOW LANDING**

Subdivision being developed on the southern edge of Cochrane. Great visibility from the highway. Possible land for widening of Highway 22. Sale of this land is conditional on subdivision approval and sale of the remainder of the land being sold to an unrelated party prior to closing.

Inclusions:  
Property Listed By:

N/A  
RE/MAX Landan Real Estate

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

