



THE
A-TEAM

**RE/MAX
FIRST**

42085 RIVER HEIGHTS Lane, Cochrane T4C 2A4

MLS®#: **A2185945** Area: **River Heights** Listing Date: **01/07/25** List Price: **\$7,500,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Cochrane**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **261,360 sqft**
 Lot Shape: **Triangular 316.82 x 174.41 x 297.28**

Access: **Direct Access**
 Lot Feat:
 Park Feat:

DOM

15
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **R-MD**
 Legal Desc: **9411606**

Remarks

Pub Rmks: **JUST LISTED!! Great Opportunity to build multi-family in the booming market of Cochrane!! 6.0 acres of development land with R-MD (Residential Medium-Density District) land use in place. Beautiful views of the Bow River Valley and 600 meters from recreational walking and biking trail network along the Bow River. Well located within the newly developing River Ridge District of Cochrane. The current land use allows for a total development of up to 230 units. There is currently a house on the site leased to April 30, 2025.**

Inclusions:
Property Listed By:

None
Century 21 Masters

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

