



THE
A-TEAM

**RE/MAX
FIRST**

264212 LOCHEND Road, Rural Rocky View County T4C 4A6

MLS®#: **A2186295** Area: **NONE** Listing Date: **01/08/25** List Price: **\$2,277,000**
 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: **6,003,874 sqft**
 Lot Shape:

Access: **Cleared,Farm,Pasture**
 Lot Feat:
 Park Feat:

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

DOM
14
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: **None**
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: Zoning:
Fee Simple **AG-Gen**
 Legal Desc:

Remarks

Pub Rmks: **Outstanding Land Investment Opportunity - 137 Acres on Lochend Rd. (Hwy. 766). Just 10 miles NW of Calgary. Can be purchased with the adjoining NE 160 acres**

which has a heated shop and living quarters. Enormous potential for use as an RV storage site, a construction equipment storage facility, country residential development, agri-business, equine arena and stables, and a country residential subdivision are some of the possibilities for this property. The north half of the land rolls slightly with gentle slopes with some mountain views. It has been recently used as hayland. The south portion is gently rolling pasture land that adjoins an existing country residential development on its southerly border. Alberta Transportation recently upgraded the access onto Lochend Rd. Airdrie, Cochrane and Calgary are within easy driving distance.

Inclusions:
Property Listed By:

Land only
RE/MAX Real Estate (Mountain View)

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



