



THE
A-TEAM

**RE/MAX
FIRST**

255100 LOCHEND Road #1, Rural Rocky View County T4C 2H2

MLS® #: **A2186392** Area: **Bearspaw Acres** Listing Date: **01/08/25** List Price: **\$5,950,000**
 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: **4,545,486 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

DOM

24
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: **Well**
 Fnd/Bsmt:

Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

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

Remarks

Pub Rmks: **Calling all developers and investors. Here, you'll find a fabulous 104.35-acre property in Bearspaw. Bearspaw is one of Calgary's most sought after and popular higher-end communities. Location, location, location. This parcel has it all! The parcel is close to Calgary City limits, next to Highway #1 on Lochend road. The**

rezoning and subdivision permit for residential development of 2-3 acres should be academic. Here is a distinct possibility of commercial development as well, including Mixed-Use development combining retail, residential and offices. Potential retail uses could be a strip mall, standalone stores or major retailers, while offices could include corporate offices, medical or professional offices. The topography features flat terrain, minimal wetlands or flood risks and no environmental restrictions. Homes on this parcel of land will enjoy stunning and panoramic mountain views. There is greenery all around you. Stable soil should support building foundations without expensive preparation work. The rectangular shape is conducive to efficient lot or buildings layouts. The future growth potential here is huge! The parcel is in area poised for expansion, and near planned developments. Bearspaw features some of the most expensive homes and acreages in the Calgary area. This parcel is suitable exactly for this purpose: high end, luxurious homes. There is an income from the rental of the house, as well as small farming income. The House rents for \$1800 per month, and the trailer home rents for \$1750 per month, both including utilities. There is an additional income from a farmer. Who comes in cuts and collects the grass for hay. This ranges from \$600 to \$2000. This is a rare opportunity to own one of the more desirable parcels of land west of Calgary. Property is attractively priced. Book a showing today.

Inclusions:
Property Listed By:

House, Quonset, House
RE/MAX Real Estate (Central)

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

















