



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**W-5,R-5,T-26,S-13,Q-SW AND W-5,R-5,T-26, S-13, Q-S , Rural Rocky View County T0L1N0**

MLS@#: **A2188287**      Area:      Listing **01/16/25**      List Price: **\$3,400,000**  
 Status: **Active**      County: **Rocky View County**      Date:      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: **8,391,834 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area

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

DOM

**6**  
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	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **AG Gen**  
 Legal Desc:

Remarks

Pub Rmks: **This land is close to Cochrane, Currently zoned AG, Prime development location. This 192.65 Acres can be sold with adjoining property of 406 Acres. This property provides an excellent opportunity for a developer/investor. 598.65. ACRES of land in total. It is Located one mile West of Cochrane city limits. This has one or 2 miles if bought together of River frontage and Mountain views siding onto the Bow River, This land is extremely beautiful and gives you lots of options to work with. The land becomes more valuable as Cochrane expands to the West. It is in MD of Rocky View. where there is a high real estate demand in the surrounding areas.**

Inclusions: **none**

Property Listed By:

**CIR Realty**

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

