

\$2,450,000 - 39.69 Acres Lochend Road, Rural Rocky View County

MLS® #A2200230

\$2,450,000

0 Bedroom, 0.00 Bathroom,
Land on 39.69 Acres

NONE, Rural Rocky View County, Alberta

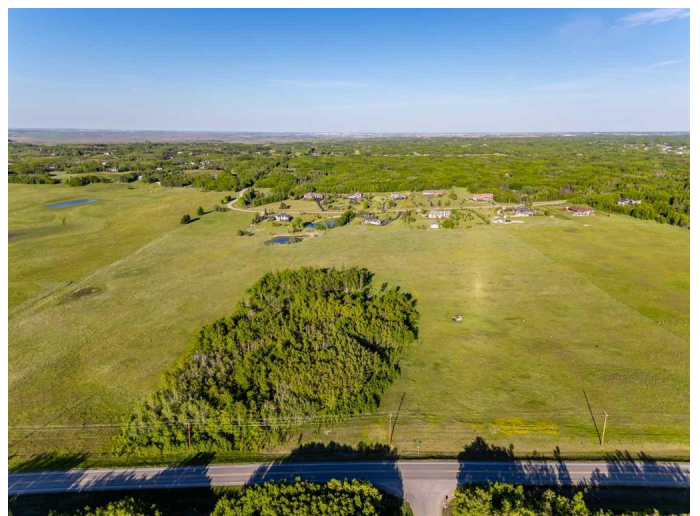
BEARSPAW LAND OPPORTUNITY || Located just minutes West of Calgary on paved roads is this incredible 39.69 acre parcel with Ag General zoning. With a blend of native prairie pasture, a bluff of trees for privacy and a gentle sloping hillside, this property is well suited for a natural walkout. The land use allows for 2 dwellings, an accessory building up to 10,010 square feet and 20 animal units. It is an ideal property for those wanting the benefits and space of rural living with the location and convenience that comes with being close to Calgary and Cochrane. A drilled well is nicely situated on the land for your future development or grazing needs. GST is applicable.

Essential Information

| | |
|-----------|------------------|
| MLS® # | A2200230 |
| Price | \$2,450,000 |
| Bathrooms | 0.00 |
| Acres | 39.69 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 39.69 Acres Lochend Road |
| Subdivision | NONE |



| | |
|-------------|-------------------------|
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2H3 |

Exterior

| | |
|-----------------|----------------------------------------------|
| Lot Description | Farm, Gentle Sloping, Native Plants, Pasture |
|-----------------|----------------------------------------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 152 |
| Zoning | A-GEN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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