# \$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 Aq 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 237

Zoning A-GEN

## **Listing Details**

Listing Office CIR Realty

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