

# \$619,000 - 274098 Lochend Road, Cochrane

MLS® #A2236270

**\$619,000**

0 Bedroom, 0.00 Bathroom,  
Land on 80.00 Acres

NONE, Cochrane, Alberta

This 80+/- acre agricultural Mountain View property is located a 11 min drive north of the 1A Hwy on Lochend Road (Hwy 766), just north of the Bearspaw area. The paved road leads right to the access point at the corner of Twp Road 274A. Turn east for 25 meters on the gravel driveway and cross the Texas Gate onto the land. There is an impressive mix of original prairie grasses, native shrubs and a mix of trees on the west 20 acres. To the east is the unfenced permanent range-land/occasional wetlands/virgin grasslands that is protected by a DUC caveat. From the Texas Gate, follow the trail south towards the large tree stands, rolling land and hills to the orange post that indicates the unfenced south boundary. The land is 1/2 mile deep, and 1/4 mile north/south wide. The east markers are not visible due to the distance. The range land in this area is wild and unfenced. The current rancher is prepared to lease the land if you choose not to live on the land right away . Perhaps setting your homestead in an exclusion fenced area of a few acres somewhere on this parcel would be an option. When the driveway was built, there was no evidence of any stones, nor any surface stones either. The power poles run along the fence line, natural gas is available, and the water well can be drilled were the house or shop will be situated. This is virgin ranch land, waiting for a homesteader, apparently not impacted by applied agricultural pest control products



## Essential Information

MLS® #	A2236270
Price	\$619,000
Bathrooms	0.00
Acres	80.00
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	274098 Lochend Road
Subdivision	NONE
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2Y2

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	115
Zoning	Ag Gen

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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