

# **\$9,263,000 - W-5.r-3,t-26,s-22, Q-se,, W-5.r-3,t-26,s-22, Q-sw Lochend Road Nw, Rural Rocky View County**

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MLS® #A2119665

**\$9,263,000**

0 Bedroom, 0.00 Bathroom,  
Land on 308.00 Acres

NONE, Rural Rocky View County, Alberta

This Rare 308.7 acre parcel is situated 6.6 KM north of Hwy 1A on Lochend Road, bordered to the south by Willow Way subdivision is a great property for future development. A rare piece with rolling hills that will provided many home sites with a stunning mountain view.Sellers would look at vendor financing (VTB). This area is being identified as a future residential growth area in the Bearspaw area, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor 308 ACRES of land. It is inside the Bearspaw Area Structure Plan. . This land is extremely well situated to benefit from the continuing expansion around it. With each major announcement, the land becomes more valuable. In the MD of Rocky View ready for development to meet strong real estate demand in the surrounding areas. This property a 10- 15 minutes from Calgary..



## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | A2119665        |
| Price     | \$9,263,000     |
| Bathrooms | 0.00            |
| Acres     | 308.00          |
| Type      | Land            |
| Sub-Type  | Commercial Land |

Status Active

### Community Information

Address W-5.r-3,t-26,s-22, Q-se,, W-5.r-3,t-26,s-22, Q-sw Lochend Road Nw  
Subdivision NONE  
City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T4C 2B3

### Additional Information

Date Listed September 4th, 2024  
Days on Market 273  
Zoning AG-Gen

### Listing Details

Listing Office CIR Realty

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