

# **\$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**

---

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                      274  
Zoning                      AG-Gen

**Listing Details**

Listing Office                      CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.