



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**65 Rolling Range Drive  
Cochrane, Alberta**

**MLS # A2222352**



**\$5,500,000**

**Division:** Rolling Range Estates

**Lot Size:** 4.40 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** UH

**Water:** -

**Sewer:** -

**Utilities:** -

Investors and Developers. This is 4.4 acres of land in the town of Cochrane. Currently Zoned Urban Holdings, but in the town shadow plan they have considered this to be 8 plus units per acre for development. Buyers to discuss with the town all of the options available to them regarding zoning and development. Mountain views . Close Hwy 22 Access, Located on the south side of Cochrane giving it easy access for commuting to Calgary. Rare opportunity to get a hold of land to develop within the city limits