



GRASSROOTS
REALTY GROUP

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**Glendale Road
Rural Rocky View County, Alberta**

MLS # A2241801



\$2,500,000

Division: NONE

Lot Size: 74.70 Acres

Lot Feat: -

By Town: Cochrane

LLD: 16-26-3-W5

Zoning: R-RUR p4.0

Water: Well

Sewer: -

Utilities: -

This is your rare chance to fast-track your next development in a highly sought-after location at Glendale Road & Township Road 262. Forget the initial hurdles; this offering presents seven potential distinct 10-acre parcels,. Each of the 7 parcel boasts captivating views and is equipped with individual drilled wells, setting the stage for immediate progress. Concept plan is approved, providing a clear roadmap for the current vision. For those seeking even greater potential, the opportunity exists to apply for increased density, mirroring the successful development immediately to the east. Or, build your castle and retain the further lots for future generations. Location is paramount, and this property delivers. Enjoy easy access to both Calgary and Cochrane, ensuring seamless connectivity on priority snow roads. Beyond raw land; this parcel presents a turn-key development opportunity. A detailed Concept Plan PDF is available for review. Call today to explore the possibilities.