

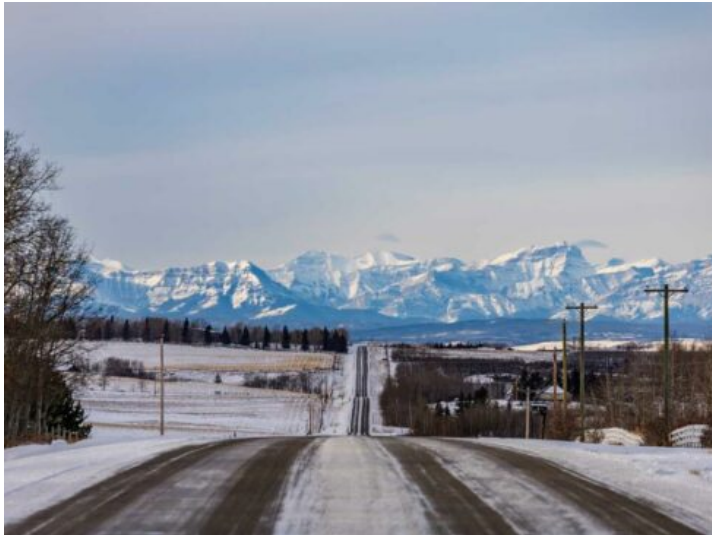


GRASSROOTS
REALTY GROUP

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Lochend Road & Twp Rd 262
Rural Rocky View County, Alberta

MLS # A2274039



\$3,799,000

Division: NONE

Lot Size: 152.13 Acres

Lot Feat: -

By Town: Cochrane

LLD: 15-26-3-W5

Zoning: A-GEN

Water: Dugout

Sewer: -

Utilities: -

Discover a rare opportunity to acquire 152 acres in a highly coveted location, held within the same family for generations. This exceptional parcel offers a picturesque blend of open pasture and mature trees, all set against extraordinary mountain views that define the landscape. A dugout at the north end provides seasonal water for livestock, and the land is fully fenced for ease of use. Currently leased for cattle until the end of the 2026 grazing season, this highly desirable property offers excellent pasture today while providing the flexibility to explore a wide range of future possibilities. Whether you're envisioning an investment hold, future development potential, an agricultural operation, or the creation of your own private retreat, this land offers unlimited versatility. Its proximity to the city, coupled with its natural beauty and strong agricultural attributes, makes it a perfect canvas for whatever vision you choose to pursue. Embrace the chance to secure a truly special property in a prime and rapidly growing area. GST is applicable.