



**GRASSROOTS**  
REALTY GROUP

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**W-5.R-3,T-26,S-22, Q-SE,, W-5.R-3,T-26,S-22, Q-SW Lochend Rd, AB T0L 1W9**  
**Rural Rocky View County, Alberta**



**\$9,263,000**

**Division:** NONE

**Lot Size:** 308.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 22-26-3-W5

**Zoning:** AG-Gen

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

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 provide 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..