



GRASSROOTS
REALTY GROUP

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272065 Lochend Road
Rural Rocky View County, Alberta

MLS # A2278959



\$8,500,000

Division:	NONE
Lot Size:	636.39 Acres
Lot Feat:	-
By Town:	Cochrane
LLD:	15-27-3-W5
Zoning:	AG-Gen
Water:	See Remarks
Sewer:	-
Utilities:	-

Loch Springs Ranch consists of 636.39 acres and may be purchased on its own or together with the adjoining 461.50-acre parcel to the north, offering a combined total of approximately 1,100 acres of gently rolling land with select mountain views. Ideally located just north of the prestigious community of Bearspaw, the property is only 15 minutes from Calgary via Lochend Road (Highway 766). Lochend Road provides a direct connection between Highway 1A in northwest Calgary and the villages and rural communities within the Municipal District of Rocky View, making this an outstanding long-term investment and future development opportunity. Loch Springs 1 – 461.50 Acres This 461.50-acre parcel is situated approximately 9 miles north of Highway 1A on Lochend Road, north of Range Roads 272 and 274. The land features gently rolling hills that naturally lend themselves to multiple potential building sites, many of which offer stunning mountain views. This is a rare opportunity to acquire a large, contiguous tract of land in a highly desirable location with excellent future development potential. When combined with the adjacent 636.39-acre Loch Springs 2 parcel, the property forms a remarkable ~1,100-acre holding, ideal for visionary developers, land investors, or those seeking a legacy ranch property in one of Rocky View County’s most sought-after areas.