



**GRASSROOTS**  
REALTY GROUP

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**260100 Glenbow Road  
Rural Rocky View County, Alberta**

**MLS # A2280090**



**\$1,230,000**

**Division:** Bears paw\_Calg

**Lot Size:** 23.12 Acres

**Lot Feat:** Irregular Lot, Secluded, See Remarks, Sloped, Treed, Views

**By Town:** Cochrane

**LLD:** -

**Zoning:** R-RUR

**Water:** Co-operative, See Remarks

**Sewer:** None

**Utilities:** Electricity at Lot Line, Natural Gas, Phone At Lot Line

Escape the city and discover the epitome of tranquility with this remarkable property boasting panoramic mountain views and rolling hills adorned with native grass and trees. Overlooking the expansive Glenbow Ranch provincial park, immerse yourself in nature's splendor. Investors or as your personal future personal property this offering is a 20-acre R-RUR parcel, ripe with development potential. From maintaining it as a single lot to subdividing into a max of five 4-acre lots (subject to Rocky View County guidelines), the possibilities are endless. Available utilities include ability to drill for well water or convenient access to a water co-op adjacent to the south property line plus power is available on the eastern property line and natural gas line runs North to South along the length of the property. A gravel road connected to Glenbow Road and built to municipality standards is included with this purchase. Just minutes from the charming town of Cochrane and a mere 30-minute drive to downtown Calgary, experience the perfect fusion of rural serenity and urban convenience. Don't let this opportunity pass you by. Contact us today to make this property yours!