



**GRASSROOTS**  
REALTY GROUP

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**74.7ac Glendale Road  
Rural Rocky View County, Alberta**

**MLS # A2284298**



**\$2,150,000**

**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 a rare opportunity to secure approximately 75 acres at Glendale Road and Township Road 262, offering immediate estate living with meaningful long-term flexibility and opportunity. An approved concept plan outlines seven new distinct 10-acre country residential parcels, each benefiting from its own existing drilled well and captivating countryside views, creating a natural setting for a private family compound or a collection of estate homes. Set just minutes from both Calgary and Cochrane on paved, priority snow-cleared routes, the property combines rural quiet with easy access to city amenities, schools, shopping, and the mountains. The land features a blend of open pasture, gently rolling topography, and view corridors that lend themselves perfectly to walkout homes, private driveways, and multi-generational living. The existing concept plan and water infrastructure give future owners a valuable head start. You can design and build your own primary residence now while retaining additional parcels for family members, horses, a hobby operation, or future planning initiatives. For buyers seeking more upside, there is clear potential to explore additional country residential density, taking cues from the successful development immediately to the east, where higher-density is established (subject to Rocky View County approvals). Alternatively, the property can be enjoyed simply as a once-in-a-generation estate, with built-in options for the next owners. ? A detailed concept plan is available for review. This is a true &ldquo;head start&rdquo; land opportunity: planning completed, wells in place, and a location in the path of continued growth.