



GRASSROOTS
REALTY GROUP

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255100 Lochend Road
Rural Rocky View County, Alberta

MLS # A2291620



\$4,888,000

Division: Bearspaw_Calg

Lot Size: 104.54 Acres

Lot Feat: -

By Town: Calgary

LLD: 35-25-3-W5

Zoning: A-GEN

Water: Co-operative, Well

Sewer: -

Utilities: Electricity, Natural Gas

104.54 acre Development Opportunity only 6 kms west of the city limits in Bearspaw. This is the last developable parcel at the important intersection of Hwy 1a and Lochend Road, that is within the Bearspaw Area Structure Plan. There is $\frac{1}{2}$ mile of Hwy 1a frontage and visibility, with incredible mountain views and an additional $\frac{1}{4}$ mile of frontage on Lochend Road. The rezoning and subdivision to permit for Residential, Commercial, as well Mixed-Use development combining retail, residential and offices is a real possibility. The topography features flat terrain with minimal wetlands that would allow for maximum developable land. The parcel is in area poised for expansion, and near planned developments. Situated directly across the road from RockPointe Church and Bearspaw Fire Station 103. It is surrounded by existing country-residential and rural residential developments. Prime development location in Bearspaw which features some of the most expensive homes and acreages in the Calgary area. Don't miss out on one of the last remaining opportunities at this location! Click on the Virtual Tour & 3D Image links to view two drone flyovers of the land.