

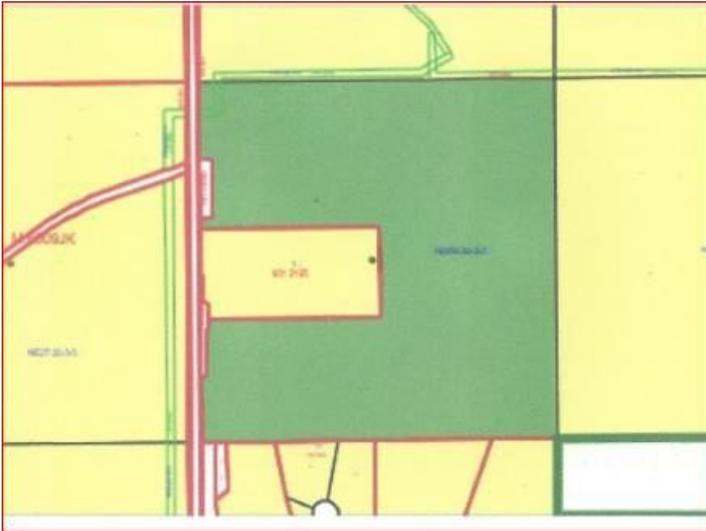


GRASSROOTS
REALTY GROUP

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264212 Lochend Road NW
Rural Rocky View County, Alberta

MLS # A2293882



\$1,695,000

Division: NONE

Lot Size: 137.83 Acres

Lot Feat: Cleared, Farm, Pasture

By Town: Calgary

LLD: 26-26-3-W5

Zoning: AG-Gen

Water: None

Sewer: -

Utilities: -

Land Investment Opportunity | 137.83 Acres on Lochend Road (Hwy. 766) An outstanding opportunity to acquire a large parcel of land in a premier location just 10 miles northwest of Calgary, in one of the region's most desirable rural corridors. This exceptional parcel offers a compelling blend of investment appeal, development potential, and agricultural utility. For buyers seeking a larger land assembly, the property may also be purchased in conjunction with the adjoining NE quarter (160 acres) LISTING A2294899, improved with a heated shop and living quarters. The landscape is both functional and visually appealing. The north half of the property is characterized by gently undulating topography, productive hay land, and attractive westward mountain views. The south portion features gently rolling pasture land and enjoys a highly strategic position adjoining an existing country residential development along its southern boundary, reinforcing its long-term upside. This property offers a wide range of future possibilities, including country residential development, equine use, agri-business applications, or potential subdivision opportunities, subject to municipal approval. Accessibility is excellent, with recently upgraded access from Alberta Transportation onto Lochend Road, and the convenient proximity to Calgary, Cochrane, and Airdrie ensures both regional connectivity and lasting market appeal. A rare offering where location, scale, access, and future potential come together in a truly exceptional rural holding.