



**GRASSROOTS**  
REALTY GROUP

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**264202 Lochend Road**  
**Rural Rocky View County, Alberta**

**MLS # A2294899**



**\$1,695,000**

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**Division:** Bears paw\_Calg

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**Lot Size:** 160.00 Acres

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**Lot Feat:** -

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**By Town:** Calgary

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**LLD:** 26-26-3-W5

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**Zoning:** A - Gen

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**Water:** Well

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**Sewer:** -

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**Utilities:** -

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This is a mountain view full 1/4 section in the north Bears paw/ south Lochend area north and west of Calgary. It is 6 miles north of the 1A Hwy (Crowchild Trail). Because of the access, it is very private and difficult for unknown persons to arrive unannounced . The property has a large shop with two outside covered areas for trailers or motor homes. The shop is serviced with power, well, concrete floors, sewage system, in-floor heating, washroom, and natural gas. The building has in floor heating and two large motorhome doors as well as 2man doors. There is a 24 x 40 three stall shelter with the opening to the east for equipment storage. The shop overall is 64 x 80. There are two 16 x 64 drive through sides with gravel bases with 16 x 16 openings at each end. The shop has 2 - 16 x 16 insulated equipment doors one the east and one on the west end. There are no pictures of the interior. Viewings will require realtor assistance.