



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**None**  
**Rural Rocky View County, Alberta**

**MLS # A2076239**



**\$5,300,000**

**Division:** NONE

**Lot Size:** 76.65 Acres

**Lot Feat:** Backs on to Park/Green Space, Native Plants, Near Golf Course, Pasture

**By Town:** Cochrane

**LLD:** 31-25-3-W5

**Zoning:** A-Gen

**Water:** -

**Sewer:** -

**Utilities:** -

The view stretches from SE to NW over to the mountains and down the valley to the Bow River. It is all breathtakingly right there. Contiguous to the historic Glenbow Ranch and the associated Provincial Park these parcels sit immediately west of the Park and provide the same native fescue land cover that sustained the buffalo and the first nations peoples, and the cattle ranches that followed. Recently subdivided these 76.65 acres are offered in two parcels allowing a range of future use opportunities. Perfect for a country estate with wonderful building sites and ample space for horse lovers or developable into smaller parcels that can allow a few select neighbors to enjoy the site with you. If you want to preserve the legacy explore the advantages of a nature conservancy with its tax advantages and as this is part of the Glenbow Ranch Area Structure Plan consider the value of Transfer Development Credits that can be created. There is much to see and more to explore with this rare piece of Alberta land.