

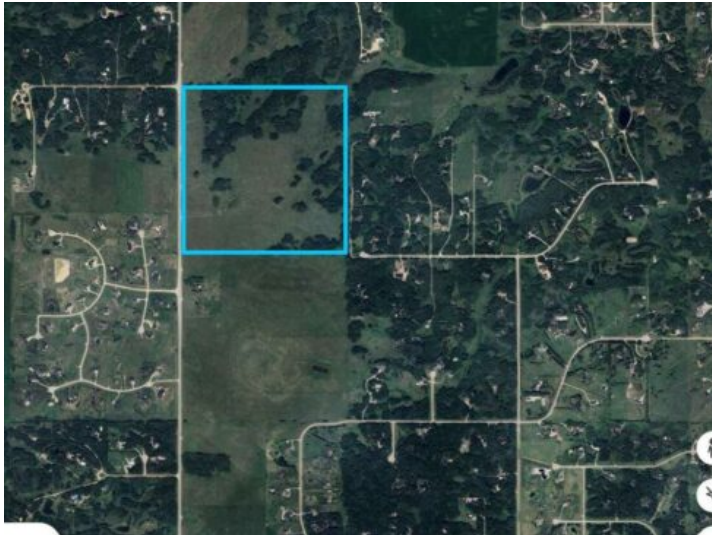


GRASSROOTS
REALTY GROUP

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261028 Lochend Road
Rural Rocky View County, Alberta

MLS # A2128891



\$6,500,000

Division: NONE

Lot Size: 158.88 Acres

Lot Feat: -

By Town: Calgary

LLD: 11-26-3-W5

Zoning: A-GEN

Water: -

Sewer: -

Utilities: -

For more information, please click on Brochure button below. Envision luxury living with this exceptional 158.88 acre parcel of prime development land nestled in the coveted community of Bearspaw in Rocky View County. Boasting Rocky Mountain views and a gently rolling topography, this rare gem presents an unparalleled opportunity for visionary developers. Despite its tranquil setting, this property is a 10-minute drive to Calgary's urban amenities. Fortis Power, Rocky View Water Co-op water, and Atco gas lines are located at the property line on Lochend Road, making development servicing feasibility streamlined and efficient. Located in a popular and growing community, explore Rocky View County's Bearspaw Area Map to see neighbouring county approved subdivisions and subdivision applications. With the support of the existing Bearspaw Area Structure Plan, the potential to transform this land into an exclusive residential enclave or luxurious country residential community is limited only by one's imagination. Existing Traditional Agricultural User Water Registration. Access to the property is permitted with seller's approval. Livestock may be present on site. The property contains remnants of the former homestead, which are of no value. Do not to enter these structures.