



GRASSROOTS
REALTY GROUP

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34024 Township Road 260
Rural Rocky View County, Alberta

MLS # A2180825



\$5,500,000

Division:	NONE		
Cur. Use:	Cattle, Grazing, Plantable		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	134.52 Acres		
Lot Feat:	Farm		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Cochrane
Basement:	-	LLD:	32-25-3-W5
Exterior:	-	Zoning:	A-Gen
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Pasture

Bordered by the Glenbow Ranch Provincial Park this 134 acre parcel offers spectacular view of the mountains and down into the Bow Valley. Easily accessed off Highway 1A this parcel sits part way between Cochrane and Calgary. The land is comprised of flat cultivated land, rolling pasture and dramatic coulees. As part of the Glenbow Ranch Area Structure Plan there is future development potential. The sizeable house, a bi-level, is dated but liveable and is supported by a Quonset shop/storage shed, a double detached garage and animal shelters. The property currently has a tenant in place. Separate from the house tenant there is grazing and crop rental paid annually. This is wonderful land for a country equestrian estate in a very accessible location with ample land for growing, grazing or riding.