



**GRASSROOTS**  
REALTY GROUP

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**W:5 R:4 T:26 S:7 Q:SE &NE,& NW  
Rural Rocky View County, Alberta**

**MLS # A2188412**



**\$7,714,000**

**Division:** Rural Rocky View County

**Lot Size:** 406.00 Acres

**Lot Feat:** -

**By Town:** Cochrane

**LLD:** 7-26-4-W5

**Zoning:** AG-Gen

**Water:** None

**Sewer:** -

**Utilities:** -

**Public Remarks:** Sellers would look at vendor financing (VTB). This land is close to Cochrane, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor. 406. ACRES of land it can be also sold with the 160 Acres right beside it for a total of 566Acres along the river that would give you 1miles of river front.. It is Located one mile West of Cochrane city limits. This has about one mile of River frontage and views siding onto the Bow River, This land is extremely beautiful and gives you lots of options to work with. The land becomes more valuable as Cochrane expands to the West. It is in MD of Rocky View. where there is a high real estate demand in the surrounding areas.