



GRASSROOTS
REALTY GROUP

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**39.69 acres Lochend Road
Rural Rocky View County, Alberta**

MLS # A2200230



\$2,450,000

Division: NONE

Lot Size: 39.69 Acres

Lot Feat: Farm, Gentle Sloping, Native Plants, Pasture

By Town: Calgary

LLD: 2-26-3-W5

Zoning: A-GEN

Water: Well

Sewer: -

Utilities: -

BEARSPAW LAND OPPORTUNITY || Located just minutes West of Calgary on paved roads is this incredible 39.69 acre parcel with Ag General zoning. With a blend of native prairie pasture, a bluff of trees for privacy and a gentle sloping hillside, this property is well suited for a natural walkout. The land use allows for 2 dwellings, an accessory building up to 10,010 square feet and 20 animal units. It is an ideal property for those wanting the benefits and space of rural living with the location and convenience that comes with being close to Calgary and Cochrane. A drilled well is nicely situated on the land for your future development or grazing needs. GST is applicable.