

# \$2,450,000 - 39.69 Acres Lochend Road, Rural Rocky View County

---

MLS® #A2200230

**\$2,450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 39.69 Acres

NONE, Rural Rocky View County, Alberta

**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.

## Essential Information

MLS® #	A2200230
Price	\$2,450,000
Bathrooms	0.00
Acres	39.69
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	39.69 Acres Lochend Road
Subdivision	NONE



City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2H3

## Exterior

Lot Description	Farm, Gentle Sloping, Native Plants, Pasture
-----------------	--

## Additional Information

Date Listed	March 7th, 2025
Days on Market	128
Zoning	A-GEN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.