

# \$6,600,000 - 42085 River Heights Lane, Cochrane

MLS® #A2185945

**\$6,600,000**

0 Bedroom, 0.00 Bathroom,  
Land on 6.00 Acres

River Heights, Cochrane, Alberta

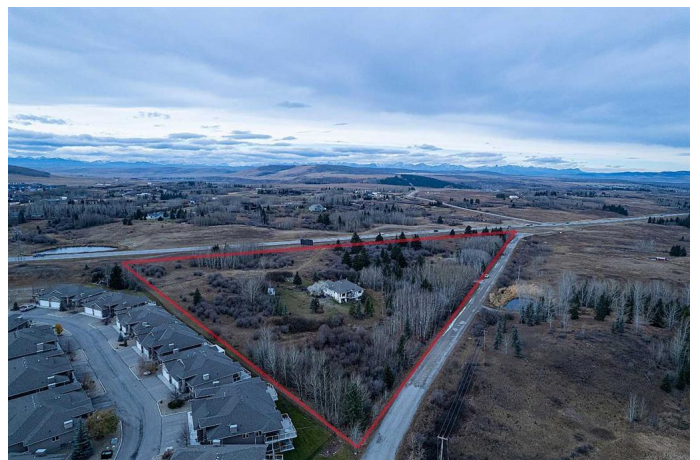
Great Opportunity to build multi-family in the booming market of Cochrane!! 6.0 acres of development land with R-MD (Residential Medium-Density District) land use in place. Beautiful views of the Bow River Valley and 600 meters from recreational walking and biking trail network along the Bow River. Well located within the newly developing River Ridge District of Cochrane. The current land use allows for a total development of up to 230 units. There is currently a house on the site leased to April 30, 2025.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2185945         |
| Price     | \$6,600,000      |
| Bathrooms | 0.00             |
| Acres     | 6.00             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 42085 River Heights Lane |
| Subdivision | River Heights            |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 2A4                  |



**School Information**

District                      Rocky View School Division No. 41

**Additional Information**

Date Listed                      January 7th, 2025  
Days on Market                277  
Zoning                              R-MD

**Listing Details**

Listing Office                      Century 21 Masters

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