

# \$7,714,000 - W:5 R:4 T:26 S:7 Q:se &ne,& Nw, Rural Rocky View County

---

MLS® #A2188412

**\$7,714,000**

0 Bedroom, 0.00 Bathroom,  
Land on 149.74 Acres

N/A, Rural Rocky View County, Alberta

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.



## Essential Information

MLS® #	A2188412
Price	\$7,714,000
Bathrooms	0.00
Acres	149.74
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	W:5 R:4 T:26 S:7 Q:se &ne,& Nw
Subdivision	N/A
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L1N0

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	197
Zoning	AG-Gen

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.