

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

MLS® #A2271154

\$2,450,000

0 Bedroom, 0.00 Bathroom,
Land on 39.69 Acres

NONE, Rural Rocky View County, Alberta

RARE BEARSPAW LAND OPPORTUNITY ||

Land in this area is exceptionally scarce—especially parcels of this size, location, and quality. Held within the same family for generations, this 39.69-acre property offers an outstanding opportunity to hold, develop, or build your legacy estate. Ideally positioned just minutes west of Calgary on fully paved roads, the land features a blend of native prairie pasture, a private bluff of trees, and a gently sloping hillside well suited for a natural walkout. Zoned Agricultural General, the property enjoys very low taxes and flexible land-use options, including the ability to build two dwellings (a principal residence plus an ADU—see RVC Land Use Bylaw for details), an accessory building up to 10,010 sq. ft., and capacity for 20 animal units. With excellent pasture, a drilled well already in place, and quick access to Calgary, Cochrane, and major routes, this is truly a premium location for rural living, investment, or future development. GST applicable.



Essential Information

MLS® #	A2271154
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

Amenities

Utilities	None
-----------	------

Exterior

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

Additional Information

Date Listed	November 17th, 2025
Zoning	A-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.