



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2271154**



**\$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:** None

**RARE BEARSPAW LAND OPPORTUNITY** || Land in this area is exceptionally scarce&mdash;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&mdash;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.