



**GRASSROOTS**

REALTY GROUP

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**W-5.R-5,T-26,S-13,Q-SW AND W-5,R-5,T-26, S-13, Q-S      MLS # A2278938**  
**Rural Rocky View County, Alberta**



**\$3,400,000**

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**Division:** NONE

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**Lot Size:** 192.65 Acres

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**Lot Feat:** -

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**By Town:** Cochrane

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**LLD:** 13-26-5-W5

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**Zoning:** AG Gen

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**Water:** See Remarks

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**Sewer:** -

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**Utilities:** -

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This exceptional landholding is located just two miles west of the Cochrane city limits and represents a prime development and investment opportunity. Currently zoned Agricultural (AG), the property comprises 192.65 acres and can be purchased on its own or together with the adjoining 406-acre parcel, offering a combined total of 598.65 acres. Set within the Municipal District of Rocky View, this expansive property features stunning Bow River frontage&mdash;up to one to two miles if purchased together&mdash;along with sweeping mountain views and a truly picturesque natural landscape. The setting is exceptionally scenic, providing a rare combination of river access, open land, and long-term development potential. Or just build your own dream house on this awesome location. As Cochrane continues its westward expansion and demand remains strong throughout the surrounding region, this land is well positioned for future value appreciation. Its size, location, and natural beauty offer developers and investors a wide range of possibilities in one of the area&rsquo;s most sought-after growth corridors.