



264202 Lochend Road
Rural Rocky View County, Alberta

MLS # A2299356



\$1,695,000

Division:	Bears paw_Calg		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Calgary
Basement:	-	LLD:	26-26-3-W5
Exterior:	-	Zoning:	A-Gen
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Hay

This is a mountain view full 1/4 section in the north Bears paw/ south Lochend area north and west of Calgary. It is 6 miles north of the 1A Hwy (Crowchild Trail). Because of the access, it is very private and difficult for unknown persons to arrive unannounced . The property has a large shop with two outside covered areas for trailers or motor homes. The shop is serviced with power, well, concrete floors, sewage system, in-floor heating, washroom, and natural gas. The building has in floor heating and two large motorhome doors as well as 2man doors. There is a 24 x 40 three stall shelter with the opening to the east for equipment storage. The shop overall is 64 x 80. There are two 16 x 64 drive through sides with gravel bases with 16 x 16 openings at each end. The shop has 2 - 16 x 16 insulated equipment doors one the east and one on the west end. There are no pictures of the interior. Viewings will require realtor assistance.