

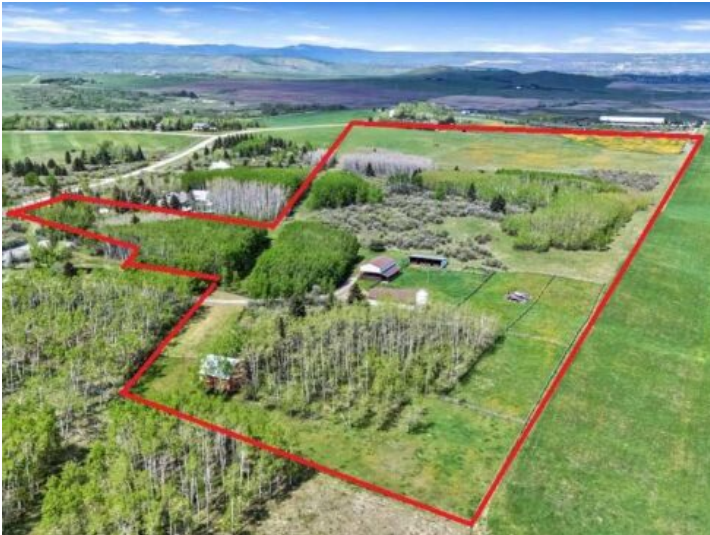


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Tower Ridge Estates
Rural Rocky View County, Alberta

MLS # A2315817



\$1,649,000

Division: Tower Ridge Estates

Lot Size: 53.33 Acres

Lot Feat: -

By Town: Cochrane

LLD: 10-25-4-W5

Zoning: A-SML

Water: Well

Sewer: -

Utilities: -

53.33 Acres of Beautiful Treed Land with Mountain and City Views! There is several potential building sites throughout the property to take advantage of the views. In the middle of the property is a large white barn with 8 horse stalls and tack area. An additional 4 outdoor stalls are located very close as well. The large hay shed is great from storing equipment and hay. On the south end of the property there is a cute red hip barn with 2 horse stalls, 2 tack area and a open loft. The polo field on the north end and the footing is a compacted clay base. 2 wells are located conveniently on each end of the property and an old electric panel and meter socket are located at the north end by that well. The meter was taken out but the power is still there, being pulled from the road underground. There is no power to the red barn. The white barn currently has power and water from the home which is for sale as well (MLS A2314997). If disconnected it could be tied into the well near the south entrance or the well located on the north end of the property. The property has two access points. Main access is off the cul-de-sac on the south end of the property. The other access is on the north end. Please do not walk this property without an appointment.