



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

270012 Range Road 40
Rural Rocky View County, Alberta

MLS # A2327587



\$7,920,000

Division: NONE

Lot Size: 164.94 Acres

Lot Feat: -

By Town: Cochrane

LLD: 6-27-3-W5

Zoning: A-GEN

Water: Well

Sewer: Septic Field, Septic Tank

Utilities: -

Full quarter sections on proven gravel corridors rarely come up for sale. This one sits at the northeast corner of Range Road 40 and Highway 567 (Big Hill Springs Road), between Cochrane and Airdrie and a short drive north of Calgary. 164.94 acres, more or less, owned outright, with road frontage on two sides. Highway 567 is one of the region's best known gravel routes. Established pits operate all around this intersection, and a new one was approved at the southwest corner in 2026. In 2025 the two quarters directly across the highway, about 327 acres, sold to a major construction materials company for roughly \$57,000 per acre. That sale is registered with Alberta Land Titles and a copy is available. The property earns its keep while you plan. There is a modest farmstead with a drilled well and septic, the land is in agricultural use, and two oil and gas surface leases provide income. Lease details are available to qualified buyers. You do not need a background in gravel to pursue this. An information package with a recent survey and mapping is available through the listing brokerage, and additional technical materials are released to serious buyers under offer once a confidentiality agreement is signed. The land is zoned agricultural today. Any future gravel operation needs rezoning and permits from Rocky View County and the Province, and nothing is approved on these lands. Showings by appointment only, and full info package available to Buyers with NDA or under offer.