

**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 BEARPAW LAND OPPORTUNITY || Land in this area is exceptionally scarce—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—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.