

260100 Glenbow RD

W: 5 R: 3 T: 26 S: 5 Q: Southwest

C4239441 Active

LP: \$1,089,000

SP:

OP: \$1,089,000

PD:

DOM: 274



Class: Land
Type:
Style:
Year Built:
LINC #: [0037500916](#)
Legal Plan: 1710484 **Blk:** 11 **Lot:** 6

Area: Rural Rocky View County
Community: Bears paw_Calg BSP
Postal Code: T4C 1A3
Condo Type: Not a Condo
Possession: 30/negotiable 05/17/2019

Land Use: R2
Title to Land: Fee Simple
Conform Rpt:
Restrictions: Easement Registered On Title

New Hm:
Tax Amt/Yr: \$5,248/2018
Local Imp Amt: 0
HOA: No
Condo Fee:

The amazing mountain views and rolling hills are complemented by the sights of the river valley. So many options for a fantastic landscape wherever you build on this expansive property. With the R2 zoning, you can subdivide the property with the maximum density of 5-4 acre parcels. Our recent discussions with the county are that this subdivision falls within their guidelines. Buyers should confirm all information with Rocky View County. The lot has a drilled well on it but the property does have easy access to the water co-op which runs along the south boundary. Power is already on site and the natural gas is located on the west border. The access road has been built to county standards. This property is close to the Glenbow Ranch Provincial Park and less than 2 kilometers to Cochrane. Also an easy drive to Calgary. A perfect location to take in a large city when needed, a small city if necessary then come home to quiet country living.

Directions: 1A Highway to Glenbow Ranch Provincial Park exit (south side of Hwy 1A). Just past the Cochrane 2 kilometer sign. Property on the left-hand/east side. Property Information

Basement: -
Suite:
Construction:
Foundation:
Exterior:
Roof Type:
Front Exp:
Parking:
Features:
Site Influences: Hillside, No Through Road, See Remarks, Treed Lot, View
Goods Included:
Goods Excluded:
HOA Fee Incl:

Heating:
Fin FP/Rgh-In:
Lot Shape: Irregular
Lot Sq M: 0.00 m2/ 23.12 Acres
Frntg X Depth:
Flooring:

Fuel:
Fuel:

Rural

911 Address:
Road Access: Gravel
Water Supply: Co-Operative
Water GPM:
Depth of Well:
Water Report Yr:
Bus Srvc:
Nearest Town: Cochrane
School District: Rocky View
Elem School:
High School:
School Bus:

Heating Desc:
Power Desc: Not Paid For
Phone Desc:
Sewer/Septic: None
Yr Sewer Cleaned:

Total Acres: 23.12
Acres Cleared:
Acres Cult:
Acres Pasture:
Acres Fenced:
Acres Irrigated:
Acres Water Rights:
Acres Leasehold:
Parcels:

Jr/Mid Schl:
Other School:

LP/Acre: \$47,102.08

Directions: 1A Highway to Glenbow Ranch Provincial Park exit (south side of Hwy 1A). Just past the Cochrane 2 kilometer sign. Property on the left-hand/east side.

Agent & Office Information

List Firm: HOUSTON REALTY.ca
Ownership: Private
Exclusion/SRR: No/No

List Date: 04/18/2019

Printed: 01/17/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).