

# \$5,500,000 - 34024 Township Road 260, Rural Rocky View County

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MLS® #A2180825

**\$5,500,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 134.52 Acres

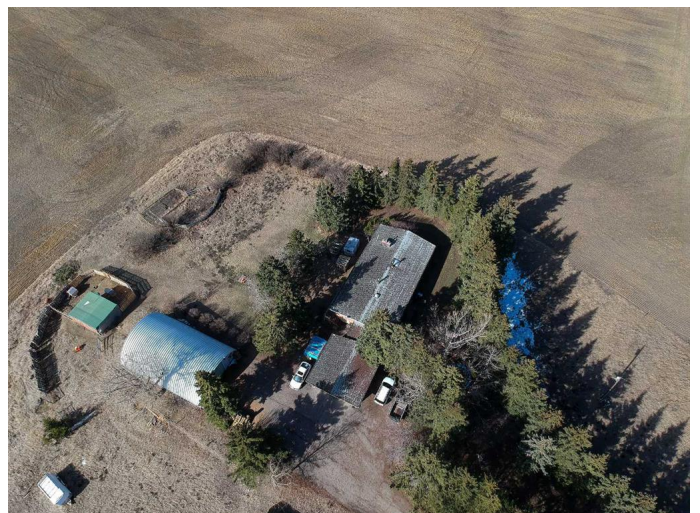
NONE, Rural Rocky View County, Alberta

Bordered by the Glenbow Ranch Provincial Park this 134 acre parcel offers spectacular view of the mountains and down into the Bow Valley. Easily accessed off Highway 1A this parcel sits part way between Cochrane and Calgary. The land is comprised of flat cultivated land, rolling pasture and dramatic coulees. As part of the Glenbow Ranch Area Structure Plan there is future development potential. The sizeable house, a bi-level, is dated but liveable and is supported by a Quonset shop/storage shed, a double detached garage and animal shelters. The property currently has a tenant in place. Separate from the house tenant there is grazing and crop rental paid annually. This is wonderful land for a country equestrian estate in a very accessible location with ample land for growing, grazing or riding.

## Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | A2180825      |
| Price     | \$5,500,000   |
| Bathrooms | 0.00          |
| Acres     | 134.52        |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 34024 Township Road 260 |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 1A2                 |

### Exterior

|                 |      |
|-----------------|------|
| Lot Description | Farm |
|-----------------|------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 6th, 2024 |
| Days on Market | 256                |
| Zoning         | A-Gen              |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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