

# \$5,400,000 - 34024 Township Road 260, Rural Rocky View County

---

MLS® #A2180825

**\$5,400,000**

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

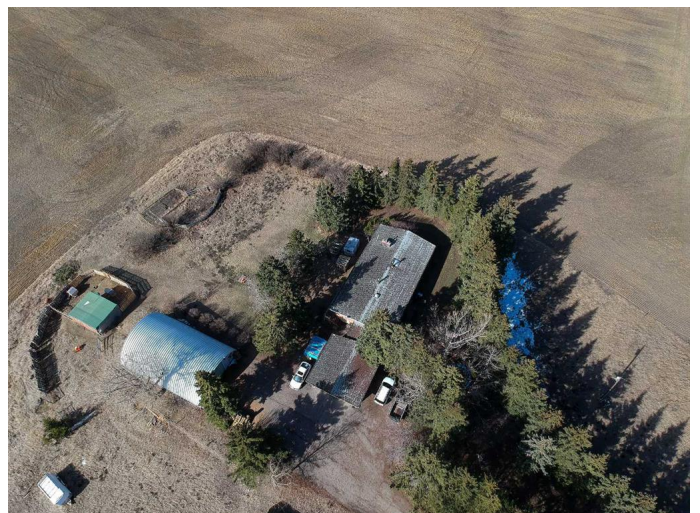
NONE, Rural Rocky View County, Alberta

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	\$5,400,000
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	135
Zoning	A-Gen

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.