

264136 Horse Creek Road
Rural Rocky View County, Alberta

MLS # A2165668



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,103 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Carport		
Lot Size:	6.00 Acres		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Open Lot, Pasture, Priv		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Unknown	Zoning:	Farm Res
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Property will be left AS-IS

This prime acreage, located just 5 minutes from Cochrane, is an exceptional investment opportunity for those looking to enter the rural property market or expand their portfolio. Spanning a large, private lot, this property offers the ideal combination of seclusion and convenience, with quick access to all the amenities of Cochrane while maintaining the peace and quiet of country living. The property boasts incredible, unobstructed mountain views, offering the kind of natural beauty and privacy that makes rural living truly special. One of the standout features of this acreage is its multiple outbuildings, including a dairy barn that was once fully operational. While no longer active, the barn offers a versatile space that can be restored, repurposed, or reimagined depending on your vision. Whether you see potential for agricultural use, storage, or an entirely new venture, the infrastructure provides a solid foundation for future improvements. However, it is important to note that the property is being sold as is, allowing the buyer to step in and shape the future of this acreage with their own plans. The sweeping mountain views and vast open spaces provide endless opportunities to build or develop, making this property ideal for investors looking to capitalize on the growing demand for rural living just outside major centers. With land prices rising and properties with this kind of potential becoming increasingly scarce, the opportunity to secure a unique asset like this is becoming more and more limited. Whether you're considering future development, a rental property, or a private retreat, this acreage offers untapped possibilities. Don't wait to make your move on this rare investment opportunity—acres with views like these and such close proximity to Cochrane don't last long. Seize this chance to secure a high-potential property and start unlocking its value.

today.