

FOR SALE

Residential Development Land
Cochrane, AB
39.79 Acres



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Summit of River Heights

Cochrane, AB

Summit of River Heights Community

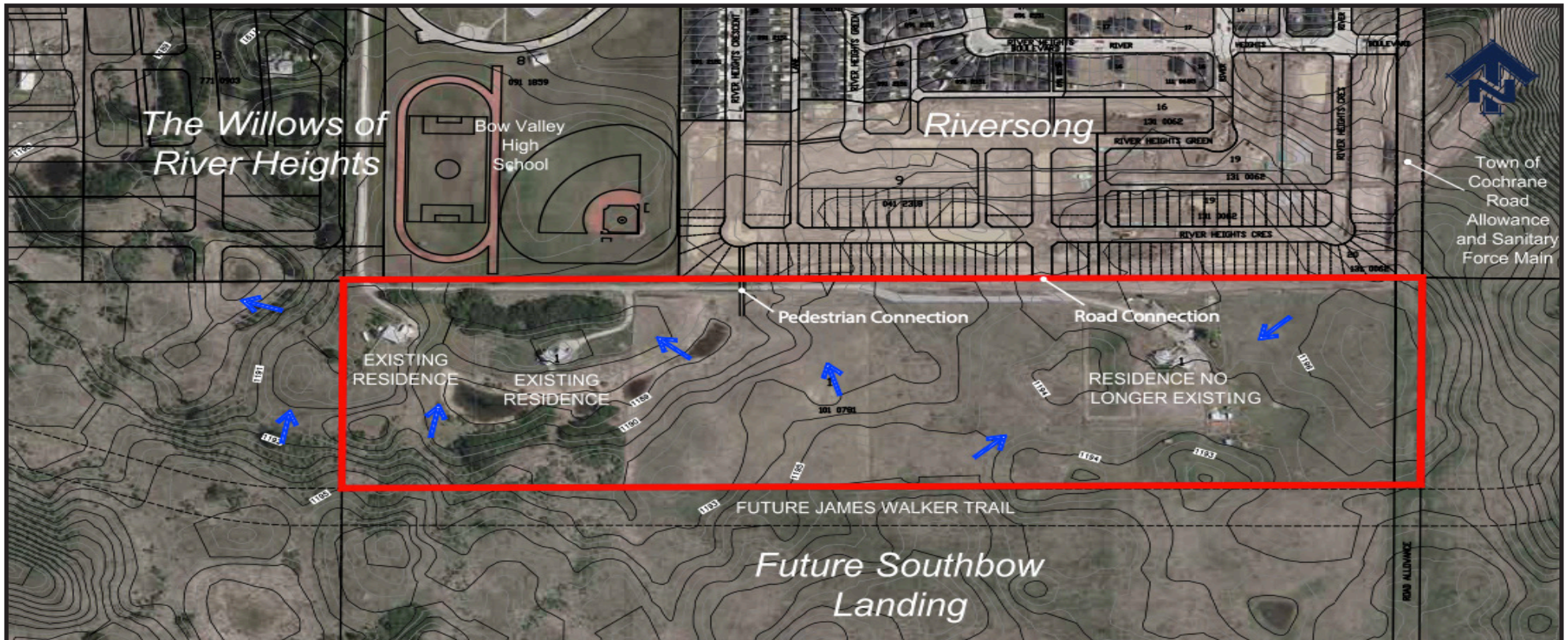
The subject property is located in Southwest Cochrane and is bounded on the North side by the community of Riversong and the Bow Valley High School. There is one existing roadway connection from the North and one pathway connection. To the East is the future Southridge Boulevard and potential residential development and environmental reserve within the Southbow Neighbourhood Plan. To the South is the future extension of James Walker Trail and future residential development. To the West is a planned Middle School site, a portion of which is within the plan area, and future residential development.

There is an approved Neighbourhood Plan featuring a mixture of housing types and sizes being proposed to meet the needs of Cochrane residents, including single-detached and semi-detached homes, and townhouses. Laned housing exists throughout the plan area, in addition to homes with attached and detached front-drive garages.

Open spaces are strategically placed to be highly visible and accessible. A grid-like road pattern provides multiple routing options for vehicles and pedestrians. Lanes are utilized for all blocked fronting collector roads to improve traffic flow and reduce driveway conflicts.

Property Specifics

Land Use:	UR-R (Residential Urban Reserve)
Legal Description:	Lot 1, Block 1, Plan 101 0781 within the SE ¼ Sec 26-25-4-W5M; Lot 3, Block 1, Plan 101 0781 within the SE ¼ Sec 26-25-4-W5M
Municipal Address:	41143 River Heights Drive
Lot Size:	39.79 Acres in total
Asking Price:	\$7,500,000



The Town of Cochrane

The Town of Cochrane is located in the Bow River Valley at the base of Big Hill and is surrounded by Rocky View County. Cochrane is one of Alberta's fastest growing communities and one of Alberta's largest towns. The town is known for its breathtaking mountain views, ice cream, western style and many adventure activities.

Statistics

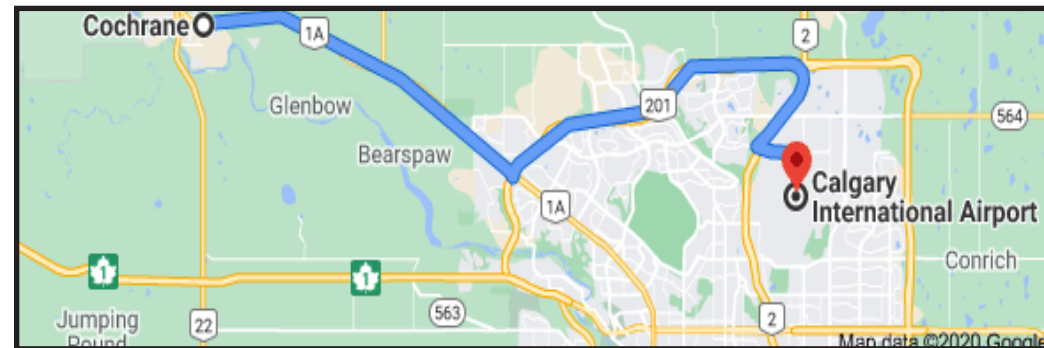
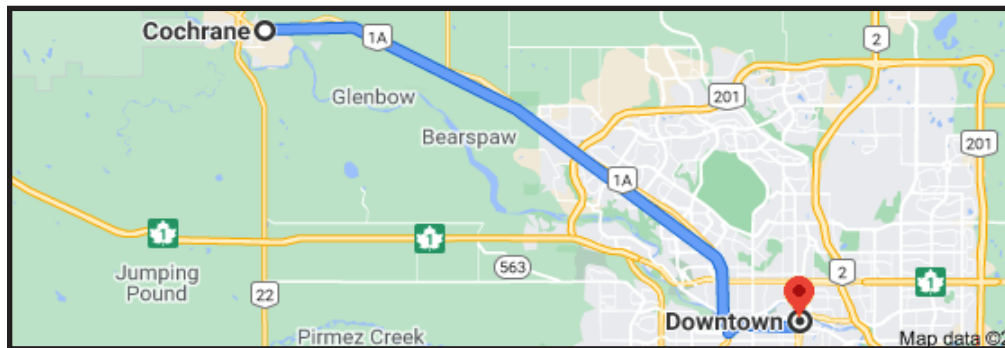
Population:	33,719 people (2020) 37,074 people (2025 Prediction)
Average Age:	37
Average Household Income:	\$146,668 (2020) \$164,147 (2025 Prediction)
Total Households:	12,312 (2020) 13,579 (2025 Prediction)

Communities

Bow Meadows	Gleneagles Summit	Riversong
Bow Ridge	Gleneagles Villas	Riverview
Cochrane Heights	Gleneagles Vistas	Rolling Range Estates
Cochrane Settlement	Glenhaven	Sunset Ridge
Cochrane Ranch	Headlands	Sunterra Ridge Estates
Downtown	Heartland	The Willows
Fireside	Heritage Hills	Towers Trail
Glenbow	Industrial Park	West Pointe Estates
Gleneages	Jumping Pound Ridge	West Terrace
Gleneages Estates	River Heights	West Valley

Distance

Calgary City Limits:	22 Km
Downtown Calgary:	35 Km
YYC International Airport:	40 Km



*Note: The above information has been provided by an Esri report based, in whole or in part, on Selected Statistics Canada files. The information contained herein is based upon the information furnished by the principal sources, which we deem reliable- for which we cannot assume responsibility, but which we believe to be correct.