

# \$6,600,000 - 42085 River Heights Lane, Cochrane

MLS® #A2185945

**\$6,600,000**

0 Bedroom, 0.00 Bathroom,  
Land on 6.00 Acres

River Heights, Cochrane, Alberta

Great Opportunity to build multi-family in the booming market of Cochrane!! 6.0 acres of development land with R-MD (Residential Medium-Density District) land use in place. Beautiful views of the Bow River Valley and 600 meters from recreational walking and biking trail network along the Bow River. Well located within the newly developing River Ridge District of Cochrane. The current land use allows for a total development of up to 230 units. There is currently a house on the site leased to April 30, 2025.

## Essential Information

MLS® #	A2185945
Price	\$6,600,000
Bathrooms	0.00
Acres	6.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	42085 River Heights Lane
Subdivision	River Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2A4



**School Information**

District                      Rocky View School Division No. 41

**Additional Information**

Date Listed                      January 7th, 2025  
Days on Market                161  
Zoning                              R-MD

**Listing Details**

Listing Office                    Century 21 Masters

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.