

ROCKY MOUNTAIN VIEW ESTATE LOT
255073 GLENBOW ROAD 4.27 ACRES



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- outstanding rural home site with majestic mountain views overlooking the bow river valley
- prime location surrounded by glenbow ranch and glenbow ranch provincial park
- only one close neighbor on the acreage adjacent to the south
- site slopes slightly to the southwest and is bordered on two sides with a windbreak of mature trees
- easy commuting distance to cochrane and calgary via 1a highway.... both visible from property
- site is serviced with power, gas, telephone and a new well.... 12 gpm at 125 ft
- glenbow road proposed to be paved from 1a highway to glenbow provincial park in the near future
- property has potential to be subdivided into two acre lots
- photo gallery link: <https://files.acrobat.com/a/preview/40cb81d3-ea4a-4dc0-bcca-4b3a86261b64>
- asking price \$1,500,000

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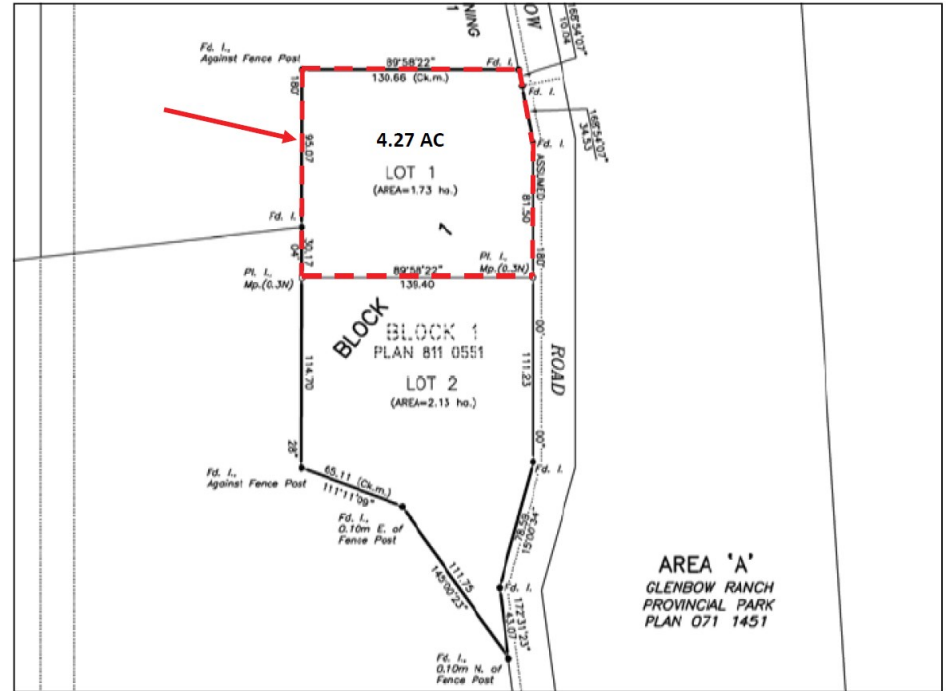
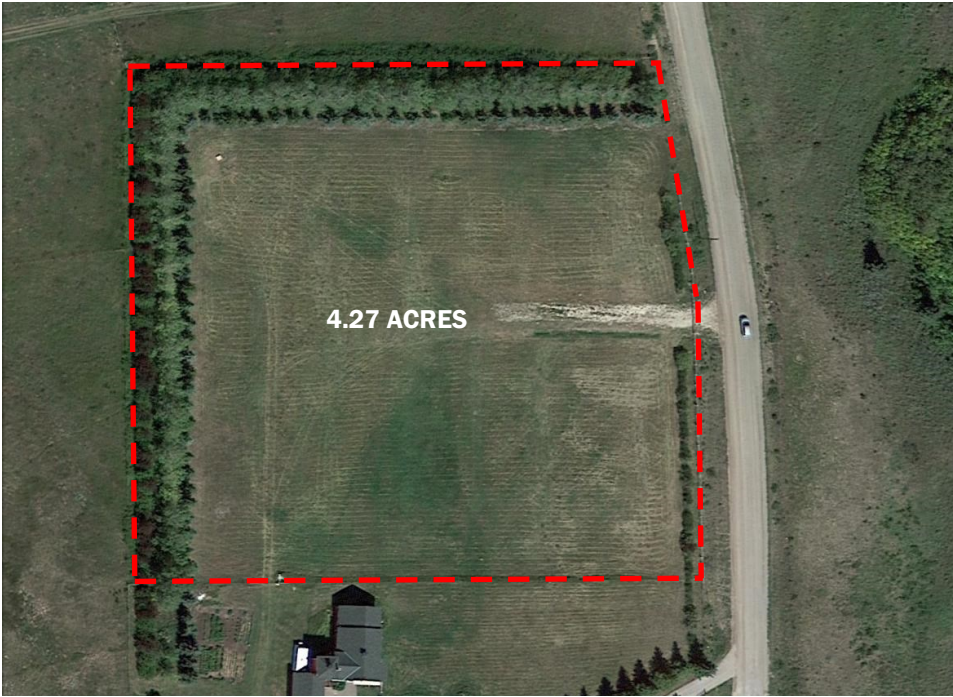


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Glenbow Ranch Provincial Park

Have a Great Day at the Park!
 Be prepared by bringing a full water bottle, snacks, and layered clothing, including a hat and sturdy walking shoes. The pathways have many steep sections, and there can be long distances between parking lots, washrooms, and viewpoints. Come back to visit many times, so you can experience different areas of the Park or take part in guided programs.

Join the Legacy
 Your donations to the Glenbow Ranch Park Foundation will help to create the pathways, unique spaces, buildings, and Park Programs for you to enjoy today - and always. Learn how you can contribute at www.grpf.ca or by calling 403-851-9053.
 The Glenbow Ranch Park Foundation is the heart of Glenbow Ranch Provincial Park. Donations to the Foundation are used to design and develop the Park's infrastructure, support environmental reclamation, and coordinate volunteer, education, and research programs.

Park Etiquette

- Stay on pathways and obey all posted signs. It is a legal requirement for bikes to stay on designated pathways only.
- It is a legal requirement for dogs to be leashed at all times in the Provincial Park. Dog waste must be picked up and removed.
- Liquor is prohibited.
- Do not remove natural or historical items from the Park.

Railway in the Park

- The Canadian Pacific Railway mainline runs through the Park. Crossing is limited to designated, controlled railway crossings.
- The railway right-of-way is private property and trespassers will be prosecuted.
- Keep your children and dogs safe by keeping well away from the railway tracks.

For Park Information phone 403-851-9053.
 EMERGENCY phone 911.
www.glenbowranchpark.ca

Cattle in the Park

- The Park is a working ranch, where grazing cattle help to keep grasslands healthy.
- Keep your children and dogs safe by keeping well away from cattle fence lines.
- Do not cross fence lines or approach cattle.

Ministerial Closure Areas

- Sensitive areas of the Park have been closed to public access by Ministerial Order.
- Charges for disturbing natural or cultural features of the park or entering closed areas can result in \$5000.00 fines. Please obey all posted signs.
- You may see staff or volunteers working in these areas. Report any unauthorized access to the Park Office (403) 851-9053.

Legend

- Glenbow Ranch Provincial Park
- Ministerial Closures
- Municipal Boundary
- Road
- Railway
- Water

Facilities

- Crossing
- Picnic
- Park Office
- Viewpoint
- Kiosk
- Washroom
- Parking

Park Pathways

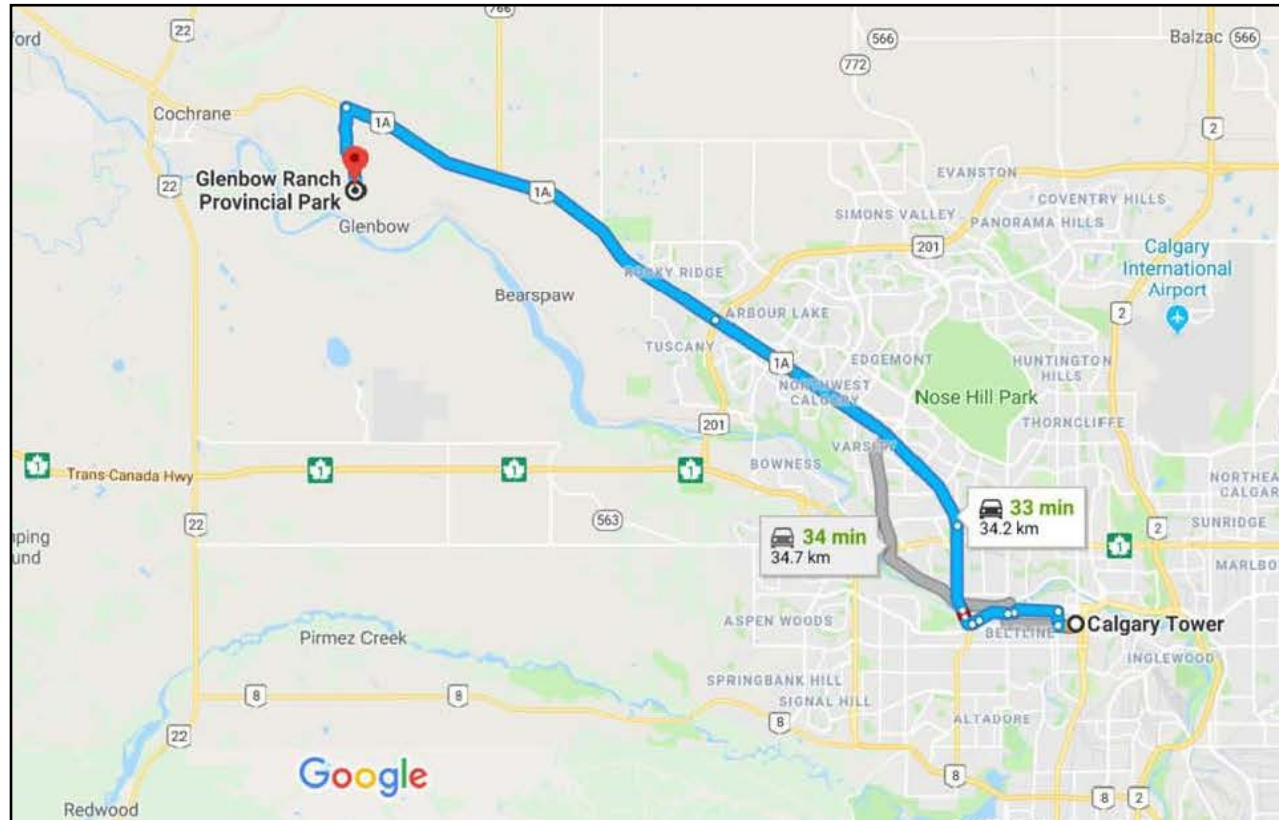
- Paved Pathway
- Granular Pathway

Chevrons indicate significant hills. The arrows point up the hills. The number of chevrons indicate difficulty. Chevrons close together indicate a steep climb while chevrons far apart indicate a steady climb.

You Are Here

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