



**GRASSROOTS**  
REALTY GROUP

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**Range Road 284 & Township Road 224**  
**Rural Rocky View County, Alberta**

**MLS # A2230125**



**\$2,399,900**

**Division:** NONE

**Lot Size:** 138.33 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 21-22-28-W4

**Zoning:** AG Zoning

**Water:** None

**Sewer:** -

**Utilities:** -

**138.33 ACRES | LESS THAN 10 MINUTES TO CALGARY | UNDER \$17,350 PER ACRE | EXCELLENT MOUNTAIN & CITY VIEWS |**  
A rare opportunity to own 138.33 acres of prime hay land less than 10 minutes from Calgary's SE community of Mahogany, near Range Road 284 & Township Road 224. With AG zoning and potential future development (with country approval), this parcel offers strong investment upside. Generate passive income with an average of \$27,000/year from the current hay crop share program. The land is relatively flat and level, ideal for a hobby farm or rural subdivision (with county approval) of 30–65 acreage homes. Enjoy stunning mountain and city views, plus a developing natural pond/wetland area that draws in wildlife. **AMAZING VALUE AT ONLY \$17,350/ACRE.** Contact your favourite Realtor today to get in touch.