



**GRASSROOTS**  
REALTY GROUP

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234173 Range Road 280  
Rural Rocky View County, Alberta

MLS # A2302918



**\$1,688,888**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Triple Garage Detached		
<b>Lot Size:</b>	76.16 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Farm, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** NA

**\*\*76 Acres | 3,200 Sq.Ft. Walkout Bi-Level | Prime Future Development Potential Near Chestermere\*\*** Discover 234173 Range Road 280 &mdash; an exceptional ~76-acre property located just 8 minutes southeast of Chestermere and Calgary city limits via Hwy 22X. This well-maintained walkout bi-level offers 1,686 sq ft above grade (RMS) and approximately 3,200 sq ft of total developed living space, featuring 3 bedrooms, 3 full bathrooms, a bright open kitchen, and expansive mountain and city views. A heated triple detached garage and multiple outbuildings &mdash; including a horse run, horse stable, and free-range chicken coop &mdash; provide outstanding functionality for true acreage living. Currently zoned **\*\*Agricultural &mdash; General (A-GEN)\*\***, the land offers **\*\*future potential for rezoning\*\*** (R-RUR or R-CRD) subject to Rocky View County regulations and approvals. All subdivision, rezoning, or development possibilities remain conceptual only and are fully dependent on municipal review, county bylaws, and council approval processes. **\*\*A rare opportunity to live, hold, or invest &mdash; offering comfortable acreage living today with long-term development upside in one of Rocky View County&rsquo;s most promising growth corridors.\*\***