



234173 Range Road 280
Rural Rocky View County, Alberta

MLS # A2311995



\$1,688,888

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

Heating:	Central	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NONE

Amazing Land Investment Opportunity with Premier Development Potential! This exceptional 76-acre parcel is strategically situated in one of Rocky View County's primary growth corridors, located just 8 minutes southeast of Chestermere and Calgary city limits via Highway 22X. Boasting breathtaking, unobstructed mountain and city skyline views, this parcel represents an amazing land-banking or redevelopment opportunity. Currently zoned Agricultural–General (A-GEN), the land offers an ideal foundation for a long-term hold while exploring future rezoning and subdivision potential (such as R-RUR or R-CRD), fully supported by the region's steady outward expansion. The property features a heated triple detached garage and a 1,686 sq. ft. walkout bi-level (3 beds, 3 baths) that is in reasonable condition and completely ready to move in. Live comfortably or generate rental income immediately while you plan your future acreage estate or navigate municipal subdivision plans. Secure a substantial land holding in a high-demand path of growth with unparalleled future upside. (Note: All subdivision, rezoning, or development possibilities remain conceptual only and are subject to Rocky View County municipal review and approvals).