



GRASSROOTS

REALTY GROUP

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**280156 Township Road 241A
Chestermere, Alberta**

MLS # A2312761



\$1,750,000

Division: East Chestermere

Lot Size: 15.50 Acres

Lot Feat: Few Trees, Irregular Lot, Landscaped, Lawn, Treed

By Town: -

LLD: 12-24-28-W4

Zoning: LLR

Water: -

Sewer: -

Utilities: -

Situated inside East Chestermere at 280156 Township Road 241A, this rare 15.5-acre property presents an exceptional opportunity for buyers seeking space, privacy, future subdivision potential, and the flexibility that comes with owning a sizeable land parcel. Properties of this size and location are becoming increasingly difficult to find, especially within the City of Chestermere, short commute to Calgary, and major transportation routes. Whether you are looking for a subdivision opportunity, a country residential lifestyle, a hobby farm, space for equipment and recreational vehicles, a holding property for future investment, or simply the opportunity to own land in one of the fastest-growing regions surrounding Calgary, this property offers tremendous versatility and long-term appeal. This 15.5 acre land parcel features a functional layout with mature trees, open land and multiple access points. The long private approach creates separation and privacy while still maintaining convenient year-round access. There is ample room for subdivision or additional shops, storage buildings, gardens, animals, recreational use, or future improvements subject to City of Chestermere approval. The existing improvements provide immediate functionality and flexibility for a variety of buyers. Whether a purchaser chooses to subdivide, renovate, update, utilize the property as-is, or hold for long-term appreciation potential, opportunities like this rarely become available within such close proximity inside East Chestermere and quick commute to Calgary. One of the strongest features of this property is the balance between rural living and urban convenience. Buyers can enjoy the peace, openness, and freedom of acreage living while remaining only a short drive to schools, shopping, restaurants, golf, and everyday amenities in Chestermere and Calgary. With continued growth expanding east of Calgary, larger land parcels in this corridor continue to attract strong interest from acreage buyers, investors, contractors, business owners, hobby farmers, and purchasers seeking long-term value in land ownership. If you have been searching for a property that offers immediate enjoyment today with future upside potential tomorrow, this 15.5-acre parcel is a rare opportunity worth exploring.