



GRASSROOTS
REALTY GROUP

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284A Range Road
Rural Rocky View County, Alberta

MLS # A2318342



\$465,000

Division: NONE

Lot Size: 1.84 Acres

Lot Feat: Cleared, Few Trees, Irregular Lot, Lawn, Level, Many Trees, No Back La

By Town: Calgary

LLD: 5-23-28-W4

Zoning: R-CRD

Water: Well

Sewer: None

Utilities: Electricity, Natural Gas at Lot Line, Phone At Lot Line

Wanting to build your dream home?? This beautiful, just-under-two-acre parcel in Rocky View County might be the perfect place you have been dreaming of! Ideally located only 3 minutes from the growing communities of Sora and Hotchkiss. Offering the perfect balance of peaceful country living with convenient access to city amenities, this property presents an exceptional opportunity to create a custom residence tailored to your lifestyle—whether you envision a spacious bungalow or an elegant two-storey home. With the permitted use of an additional accessory building allowed under 968 sq ft allowing for hobby car storage, woodworking etc. Current accessory building allowances are not to exceed 22 feet high. Larger size maybe possible but it is up the Rockyview as a discretionary use. The land features mature trees and excellent natural elevation, providing several outstanding building sites that capture the surrounding landscape and maximize privacy. Rockyview allows a max high of 39 ft for a single-family dwelling structure, which may allow you to enjoy the mountain views to the west. With east and west exposure, you’ll enjoy stunning big-sky views, beautiful sunrises, and glowing prairie sunsets throughout the year. Infrastructure is already underway with a well in place with power available on the property & a well already in place, helping simplify the building process. The western boundary is framed by large, established spruce trees, lying just after the tree line. While a line of graceful poplars borders the north side, creating a natural and picturesque setting that is so unusual compared to most lots on the market that require you to do all the planting and then wait 10-15 years. The property is further enhanced by classic wooden cross-rail fencing on the south border. Driveway access via an easement from the current owner is registered on title of the southeast corner of this property offering. Despite its quiet and private atmosphere, the location is remarkably convenient. Within 10–15 minutes, you can reach the full range of shopping, dining, and services in Mahogany, Seton, and along 130th Avenue SE. Enjoy the comfort of neighbours nearby while still maintaining space and privacy, a rare combination that makes acreage living so desirable. Opportunities like this are becoming increasingly hard to find—secure your slice of country living before it’s gone.