



252117 Range Road 281
Rural Rocky View County, Alberta

MLS # A2322700



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,308 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	40.00 Acres		
Lot Feat:	Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-25-28-W4
Exterior:	Mixed, Stucco, Vinyl Siding	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: n/a

An exceptional opportunity to acquire approximately 40 acres of strategically located land within the Conrich area. The property includes a well-maintained residence and offers immediate residential use, rental income potential, or a country living lifestyle while benefiting from significant long-term land value upside. Also located on the property is a 4000 square foot Quonset that can be utilized for storage or a shop. This shop includes 220 volt electricity with hookups for both water and gas. Positioned within the approved Conrich Area Structure Plan (ASP), the lands are designated for future industrial development, placing this property within a highly sought-after growth area immediately east of Calgary. As industrial expansion continues throughout the region, opportunities to secure large land holdings with future development potential are becoming increasingly limited. The property's location provides excellent access to major transportation routes, including Highway 1, Stoney Trail, and the Calgary logistics corridor. Nearby industrial growth, infrastructure investment, and ongoing commercial development continue to strengthen the area's long-term outlook. Whether you are an investor, developer, land banker, or purchaser seeking a strategic real estate holding, this property offers a unique combination of current residential utility and future industrial potential.