



GRASSROOTS
REALTY GROUP

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240226 Range Road 280
Rural Rocky View County, Alberta

MLS # A2342964



\$1,850,000

Division:	NONE
Lot Size:	19.99 Acres
Lot Feat:	Cleared, Farm, Few Trees, Gentle Sloping, Near Golf Course, Views
By Town:	Chestermere
LLD:	6-24-27-W4
Zoning:	A-SML p8.1
Water:	Well
Sewer:	-
Utilities:	Electricity, Natural Gas, Phone

Great location for this mid-sized parcel. CENTRAL TO EXISTING INFRASTRUCTURE, HIGHWAYS, and future growth. Located adjacent to CHESTERMERE HIGH SCHOOL - Less than 1km east of Chestermere - 1.7km south of Trans-Canada Highway - 6.5km east of Calgary - and 12.5km west of the future De Havilland Field. Access to this land is DIRECT FROM HIGHWAY 791. There is bush along the north boundary and a rail line along the southeast. There are 19.99 ACRES of mostly farmed land. The clearing for the old homestead and farmyard is ideal for immediate use. There is a WIDE RANGE OF LAND USE OPTIONS (subject to approvals). This is a unique opportunity while Chestermere is growing and development in this area is increasing.