



GRASSROOTS
REALTY GROUP

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280235 Township Road 240
Rural Rocky View County, Alberta

MLS # A2346697



\$3,467,000

Division: NONE

Lot Size: 34.67 Acres

Lot Feat: -

By Town: Chestermere

LLD: -

Zoning: A-SML p8.1

Water: Well

Sewer: -

Utilities: -

34.67± acres ideally positioned just outside Chestermere city limits, offering an exceptional combination of land, infrastructure, water access, and future potential. The property is directly connected to the Western Irrigation District canal system, providing valuable irrigation-water access associated with the land, subject to confirmation of the applicable WID irrigation agreement and assigned irrigation acres. Zoned A-SML p8.1 — Agricultural, Small Parcel District — the property is well suited for agricultural and acreage uses while offering flexibility for a range of rural applications. Additional highlights include paved road access, a heated shop with 3-phase power, extensive yard space, a main residence, secondary dwelling, and close proximity to Chestermere. The adjoining irrigation canal, strong infrastructure, and strategic location along the Chestermere growth corridor make this a versatile property with excellent long-term potential.