

# \$1,975,000 - 234173 Range Road 280, Rural Rocky View County

MLS® #A2151487

**\$1,975,000**

3 Bedroom, 3.00 Bathroom, 1,691 sqft  
Residential on 76.16 Acres

NONE, Rural Rocky View County, Alberta

Development Opportunity!! 76 acres of land just Southeast of Chestermere! There are many parcels around this land that have had success in approvals for re-zoning and use changes from the County. Ideally located just 15 minutes from Calgary, Chestermere, and Langdon, this acreage provides a perfect blend of a great home and expansive land. Newer roof and hardy board siding, 220V power and gas heater in the triple detached garage. With 76 acres of farmland, this property is equipped with a horse run and stable, barn, and chicken coop. There is an existing long term tenant (please respect and do not go on land without an appointment) for holding property as Chestermere continues to expand! So whether you're considering subdivision, farming, pasturing, recreation, or livestock, this property ensures endless possibilities. This creates an opportunity to change the return on investment for what this land could become.

Built in 1995

## Essential Information

MLS® #	A2151487
Price	\$1,975,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,691
Acres	76.16
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	234173 Range Road 280
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2C8

### Amenities

Parking Spaces	6
Parking	Driveway, RV Access/Parking, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Farm, No Neighbours Behind, Private, Backs on to Park/Green Space, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed July 25th, 2024

Days on Market 271

Zoning A

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.