\$1,650,000 - 234173 Range Road 280, Rural Rocky View County

MLS® #A2229000

\$1,650,000

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

NONE, Rural Rocky View County, Alberta

Development Opportunity!! Now VACANT and ready for you to take possession right away! The property is situated on an astounding 76 acres of land SE of Chestermere - that's 10 km or 8 minutes drive to the city limits (22X)! There are many parcels around this land that have had success in approvals for re-zoning and use changes from the County. An ideal holding property with the option to live in while you plan your future development. This expansive 3,200+ sq ft home has vaulted ceilings throughout the main level, including both bedrooms, create a bright, open atmosphere. Large windows and skylights maximize natural light thanks to the home's optimal orientation. The main level features a front living room, formal dining area, spacious country kitchen with corner pantry, breakfast nook, and a comfortable family roomâ€"the space is ideal for hosting large family gatherings! Two generously sized bedrooms and two full bathrooms (including a primary ensuite) complete the main level. The fully finished WALKOUT basement expands the living space, offering a third bedroom, a third full bathroom, an oversized recreation area, laundry room, and abundant storageâ€"perfect for multigenerational living or guests. 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. So whether you're considering subdivision, farming, pasturing, recreation, or livestock, this property ensures endless possibilities. Property requires some updating and improvements but has a great floorpan and strong future potential. Don't miss this opportunity - breathtaking mountain and city views are waiting for you!

Built in 1995

Essential Information

MLS® # A2229000 Price \$1,650,000

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 Backs on to Park/Green Space, Farm, Few Trees, No Neighbours

Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025

Days on Market 9
Zoning A

Listing Details

Listing Office Real Broker

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