

# \$2,399,888 - Range Road 284 & Township Road 224, Rural Rocky View County

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MLS® #A2230125

**\$2,399,888**

0 Bedroom, 0.00 Bathroom,  
Land on 138.33 Acres

NONE, Rural Rocky View County, Alberta

138.33 ACRES | LESS THAN 10 MINUTES  
TO CALGARY | UNDER \$17,350 PER ACRE |  
EXCELLENT MOUNTAIN & CITY VIEWS |

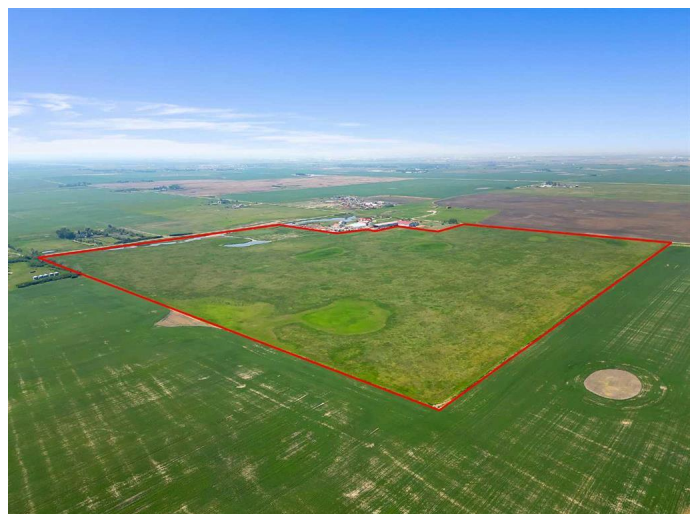
A rare opportunity to own 138.33 acres of prime hay land less than 10 minutes from Calgary's SE community of Mahogany, near Range Road 284 & Township Road 224. With AG zoning and potential future development (with country approval), this parcel offers strong investment upside. Generate passive income with an average of \$27,000/year from the current hay crop share program. The land is relatively flat and level, ideal for a hobby farm or rural subdivision (with county approval) of 30-65 acreage homes. Enjoy stunning mountain and city views, plus a developing natural pond/wetland area that draws in wildlife.

AMAZING VALUE AT ONLY \$17,350/ACRE.

Contact your favourite Realtor today to get in touch.

## Essential Information

MLS® #	A2230125
Price	\$2,399,888
Bathrooms	0.00



Acres	138.33
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	Range Road 284 & Township Road 224
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0J6

### Additional Information

Date Listed	June 11th, 2025
Days on Market	55
Zoning	AG Zoning

### Listing Details

Listing Office	Real Broker
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