



GRASSROOTS
REALTY GROUP

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**Range Road 284 & Township Road 224
Rural Rocky View County, Alberta**

MLS # A2230125



\$2,399,900

Division: NONE

Lot Size: 138.33 Acres

Lot Feat: -

By Town: Calgary

LLD: 21-22-28-W4

Zoning: AG Zoning

Water: None

Sewer: -

Utilities: -

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.