



GRASSROOTS
REALTY GROUP

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**243008 Range Road 280
Rural Rocky View County, Alberta**

MLS # A2283864



\$3,900,000

Division: NONE

Lot Size: 155.01 Acres

Lot Feat: -

By Town: Chestermere

LLD: 19-24-27-W4

Zoning: A-GEN

Water: See Remarks, Well

Sewer: -

Utilities: Electricity, Natural Gas

Located on the east side of Range Road 280, approximately 1.5 km south of Inverlake Road in Rocky View County, this 155-acre parcel is zoned A-GEN (Agricultural General District). The land is currently farmed with various crops and has also been leased in past years to a neighbouring farmer, generating additional income. The property is minutes from Chestermere, near the town boundary, and approximately 8 km from the City of Calgary. The Hamlet of Conrich, about 7 km away, includes the CN Logistics Park and several commercial developments. There are three surface leases in place, generating a total annual income of \$6,265.00. This is a solid opportunity to acquire a well-located agricultural parcel with long-term potential. Directions: From Inverlake Road, head 1.5 km south on Range Road 280. The property is on the east side.