



GRASSROOTS
REALTY GROUP

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**240226 Range Road 280
Rural Rocky View County, Alberta**

MLS # A2285644



\$1,850,000

Division: NONE

Lot Size: 19.99 Acres

Lot Feat: Cleared, Farm, Few Trees, Gentle Sloping, Near Golf Course, Views

By Town: Chestermere

LLD: 6-24-27-W4

Zoning: A-SML p8.1

Water: Well

Sewer: -

Utilities: Electricity, Natural Gas, Phone

CENTRAL TO EXISTING INFRASTRUCTURE, HIGHWAYS, and future growth. Located adjacent to CHESTERMERE HIGH SCHOOL - Less than 1km east of Chestermere - 1.7km south of Trans-Canada Highway - 6.5km east of Calgary - and 12.5km west of the future De Havilland Field. Access to this land is DIRECT FROM HIGHWAY 791. There is bush along the north boundary and a rail line along the southeast. There are 19.99 ACRES of mostly farmed land. The clearing for the old homestead and farmyard is ideal for immediate use. There is a WIDE RANGE OF LAND USE OPTIONS (subject to approvals). This is a unique opportunity while Chestermere is growing and development in this area is increasing.