



234173 Range Road 280
Rural Rocky View County, Alberta

MLS # A2302918



\$1,688,888

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,686 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Triple Garage Detached		
Lot Size:	76.16 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

****76 Acres | 3,200 Sq.Ft. Walkout Bi-Level | Prime Future Development Potential Near Chestermere**** Discover 234173 Range Road 280 — an exceptional ~76-acre property located just 8 minutes southeast of Chestermere and Calgary city limits via Hwy 22X. This well-maintained walkout bi-level offers 1,686 sq ft above grade (RMS) and approximately 3,200 sq ft of total developed living space, featuring 3 bedrooms, 3 full bathrooms, a bright open kitchen, and expansive mountain and city views. A heated triple detached garage and multiple outbuildings — including a horse run, horse stable, and free-range chicken coop — provide outstanding functionality for true acreage living. Currently zoned ****Agricultural — General (A-GEN)****, the land offers ****future potential for rezoning**** (R-RUR or R-CRD) subject to Rocky View County regulations and approvals. All subdivision, rezoning, or development possibilities remain conceptual only and are fully dependent on municipal review, county bylaws, and council approval processes. ****A rare opportunity to live, hold, or invest — offering comfortable acreage living today with long-term development upside in one of Rocky View County’s most promising growth corridors.****