



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

234173 Range Road 280
Rural Rocky View County, Alberta

MLS # A2151487



\$1,975,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,691 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, RV Access/Parking, Triple Garage Detached		
Lot Size:	76.16 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Few Trees, No Neighbours Behind, Pri		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Development Opportunity!! 76 acres of land just Southeast of Chestermere! There are many parcels around this land that have had success in approvals for re-zoning and use changes from the County. Ideally located just 15 minutes from Calgary, Chestermere, and Langdon, this acreage provides a perfect blend of a great home and expansive land. Newer roof and hardy board siding, 220V power and gas heater in the triple detached garage. With 76 acres of farmland, this property is equipped with a horse run and stable, barn, and chicken coop. There is an existing long term tenant (please respect and do not go on land without an appointment) for holding property as Chestermere continues to expand! So whether you're considering subdivision, farming, pasturing, recreation, or livestock, this property ensures endless possibilities. This creates an opportunity to change the return on investment for what this land could become.