

# \$1,492,000 - 240141 Range Road 274, Rural Rocky View County

MLS® #A2203328

**\$1,492,000**

3 Bedroom, 1.00 Bathroom, 1,148 sqft  
Single Family on 30.67 Acres

N/A, Rural Rocky View County, Alberta

## DEVELOPER, BUILDER, INVESTOR ALERT:

Land value is the ASSET! Fully Serviced.

Prime Investment Opportunity. This property boasts 30+ treed, fenced acres alongside the Water, Western Irrigation District canal with mountain views and tremendous potential for future subdivision and residential potential.

Truly a developer's dream with 2+ home potential. Bring your extended family! This is an ideal location for commuters, only 1 km south of Highway #1, with minimal gravel. With an expansive yard and no neighbours behind, the bungalow offers three generous-sized bedrooms and a 4-piece bathroom with the laundry room close to the bathroom and front door. The oversized living room, living room and dining room are down the hall. Outside, the 299 sq ft detached garage: 13'8" x 21'9" (13.7' x 21.8'), 183 sq ft workshop: 15'5" x 11'11" (15.4' x 11.9'), 753 sq ft barn: 30'2" x 29'3" (30.2' x 29.3'), 99 sq ft storage: 9'11" x 10' (10' x 10'). The property is equipped with drilled well, septic tank and field. Invest in the best â€” this amazing property has tonnes of potential! Call today to inquire. Investment Opportunity with dwelling vs vacant land. Close to Chestermere CITY LIMITS! This property makes for a solid investment This acreage is perfect for HORSE LOVERS, THOSE LOOKING FOR THE COUNTRY LIFE WHILE HAVING ALL THE BENEFITS OF A CITY NEARBY AND INVESTORS AS WELL!



MOUNTAIN VIEWS! Serviced LAND VALUE.  
(id:6289)

Built in 1974

**Essential Information**

Listing #	A2203328
Price	\$1,492,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,148
Acres	30.67
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	240141 Range Road 274
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T1X2H9

**Amenities**

Amenities	Schools, Shopping
Utilities	Electricity, Natural Gas
Features	See remarks, No neighbours behind
Parking Spaces	10
Parking	Detached Garage
# of Garages	1

**Interior**

Appliances	Refrigerator, Stove, Washer & Dryer
Heating	Propane Forced air
Cooling	None
# of Stories	1

**Exterior**

Exterior	See Remarks
Foundation	Piled, See Remarks

## Listing Details

Listing Office RE/MAX Landan Real Estate



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