

# \$2,299,888 - Range Road 284 & Township Road 224, Rural Rocky View County

MLS® #A2230125

**\$2,299,888**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 138.33 Acres

N/A, Rural Rocky View County, Alberta

138.33 ACRES | LESS THAN 10 MINUTES DRIVE TO CALGARY | UNDER \$17,350 PER ACRE | EXCELLENT MOUNTAIN & CITY VIEWS | A rare opportunity to own 138.33 acres of hay land less than 10 minutes from Calgary's SE community of Mahogany, near Range Road 284 & Township Road 224. The City of Calgary declared all of this region as their "future residential growth" under inter municipal regulations between the City of Calgary and Rocky View County it's part of the Intermunicipal Development Plan (IDP). With AG zoning and potential future development (with country approval), this parcel offers strong investment upside. Last year (2024), the owner generated passive income of \$27,000 from the hay crop share program. The land is relatively flat and level, ideal for a hobby farm or rural subdivision (with county approval) of 30-65 acreage homes. Enjoy stunning mountain and city views, plus a developing pond/wetland area that draws in wildlife. AMAZING VALUE AT ONLY \$17,350/ACRE. Contact your favourite Realtor today to get in touch. (id:6289)



## Essential Information

Listing #	A2230125
Price	\$2,299,888
Bathrooms	0.00

Acres	138.33
Type	Vacant Land
Sub-Type	Freehold

### Community Information

Address	Range Road 284 & Township Road 224
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T1X0J6

### Listing Details

Listing Office	Real Broker
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