

\$1,788,888 - 234173 Range Road 280, Rural Rocky View County

MLS® #A2266360

\$1,788,888

3 Bedroom, 3.00 Bathroom, 1,686 sqft
Single Family on 76.16 Acres

N/A, Rural Rocky View County, Alberta

76 Acres | Total 3200 Sq.Ft. Walkout Bi-Level | Future Development Potential Near Chestermere! Welcome to 234173 Range Road 280, an incredible 76-acre (approx.) acreage just 8 minutes southeast of Chestermere and Calgary city limits via Hwy 22X. This well-kept walkout bi-level main residence offers 1,686 sq ft above grade (RMS) and over 3,200 sq ft (approx.) of total developed space, featuring 3 bedrooms, 3 full bathrooms, a bright open kitchen, and sweeping mountain & city views. The triple detached heated garage and multiple outbuildings – including a horse run, horse stable, and free-range chicken coop – add versatility and value for true acreage living. Currently zoned Agricultural – General (A-GEN), this parcel offers future possible rezoning potential (R-RUR or R-CRD) subject to Rocky View County codes and approvals. All rezoning, subdivision, or development discussions are conceptual only and entirely dependent on municipal review, city codes, and council approvals. 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. (id:6289)

Built in 1995



Essential Information

Listing #	A2266360
Price	\$1,788,888
Bedrooms	3
Bathrooms	3.00
Square Footage	1,686
Acres	76.16
Year Built	1995
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	234173 Range Road 280
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T1X3C8

Amenities

Features	Other, No neighbours behind
Parking Spaces	6
Parking	Detached Garage
# of Garages	3

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

eXp Realty



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