

## 234173 Range Road 280 Rural Rocky View County, Alberta

MLS # A2266360



\$1,788,888

Division:	NONE					
Type:	Residential/House					
Style:	Acreage with Residence, Bi-Level					
Size:	1,686 sq.ft.	Age:	1995 (30 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					

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

Features: Ceiling Fan(s)

Inclusions: N/A

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.