



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

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 (31 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		

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