

**Range Road 284 & Township Road 224
Rural Rocky View County, Alberta**

MLS # A2230125



\$2,299,777

Division: NONE

Lot Size: 138.33 Acres

Lot Feat: -

By Town: Calgary

LLD: 21-22-28-W4

Zoning: AG Zoning

Water: None

Sewer: -

Utilities: -

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 county 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.