

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		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: -

Zoning: A

Utilities: -

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.