

**240226 RANGE ROAD 280 , Rural Rocky View County T1X 2L4**

MLS® #: **A2184227** Area: **NONE** Listing Date: **12/20/24** List Price: **\$2,000,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Rural Rocky View County**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **870,764 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM  
**33**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Access: **Direct Access,On Major Traffic Route**  
 Lot Feat: **Cleared,Farm,Few Trees,Gentle Sloping,Near Golf Course,Views**  
 Park Feat:

Utilities and Features

Roof: Construction:  
 Heating: Flooring:  
 Sewer: Water Source:  
 Ext Feat: **Well**  
 Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities: **Electricity Available,Natural Gas Available,Phone Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **A-SML p8.1**  
 Legal Desc: **0811026**

Remarks

Pub Rmks: **CENTRAL TO EXISTING INFRASTRUCTURE, HIGHWAYS, and future growth. Located adjacent to CHESTERMERE HIGH SCHOOL - Less than 1km east of Chestermere - 1.7km south of Trans-Canada Highway - 6.5km east of Calgary - and 12.5km west of the future De Havilland Field. ACCESS to this land is DIRECTLY FROM HIGHWAY 791. There are 19.99 ACRES of mostly farmed land. There is bush along the north boundary and a rail line along the southeast. Included from the former home site is a Quonset, as well as a farmhouse (not habitable), garage and smaller outbuildings. The seller discloses the buildings have not been maintained and no longer suitable for use. Entrance is not permitted for safety. Property improvements and goods are sold as-is with the land.**

Inclusions:  
Property Listed By:

**Property and any goods are sold as-is where-is at the time of possession.  
RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





