

240226 Range Road 280
Rural Rocky View County, Alberta

MLS # A2243729



\$1,900,000

Division:	NONE
Lot Size:	19.99 Acres
Lot Feat:	Cleared, Farm, Few Trees, Gentle Sloping, Near Golf Course, Views
By Town:	Chestermere
LLD:	6-24-27-W4
Zoning:	A-SML
Water:	Well
Sewer:	-
Utilities:	Electricity, Natural Gas, Phone

Exception location for this mid-sized parcel. CENTRAL TO EXISTING INFRASTRUCTURE, HIGHWAYS, and FUTURE GROWTH. It is 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 airport and manufacturing site. ACCESS to this land is DIRECTLY FROM HIGHWAY 791. There are 19.99 ACRES of mostly farmed land. Bush is along the north boundary and a rail line along the southeast. There is a Quonset, a former farmhouse, and smaller outbuildings that are not maintained or suitable for use. Interior photos are available. The seller discloses buildings are not safe to access. Property improvements and goods are sold as-is, where-is with the land.