

**240226 Range Road 280**  
**Rural Rocky View County, Alberta**

**MLS # A2285644**



**\$1,850,000**

**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 p8.1

**Water:** Well

**Sewer:** -

**Utilities:** Electricity, Natural Gas, Phone

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 DIRECT FROM HIGHWAY 791. There is bush along the north boundary and a rail line along the southeast. There are 19.99 ACRES of mostly farmed land. The clearing for the old homestead and farmyard is ideal for immediate use. There is a WIDE RANGE OF LAND USE OPTIONS (subject to approvals). This is a unique opportunity while Chestermere is growing and development in this area is increasing.